YORKSHIRE DALES NATIONAL PARK AUTHORITY **ITEM 5.1**

Committee: Planning
Date: 30 January 2024

Report: Deferred item: Planning application for change of use of barn to C3 residential use and installation of domestic sewage treatment system at Birchentree Barn, Cowgill, Dent LA10 5RQ (ref S/01/324A).

Purpose of the report

1. To provide further advice to Members on the validity and soundness of the reasons given for determining the above application in accordance with section 10 (b)(3) and (d)(ii) of the Planning Good Practice Guide.

Background

2. The Planning Good Practice Guide guidance applies to all Members when they are involved in the planning process. The aim of the guidance is to provide practical advice to Members when dealing with planning matters to ensure high standards of decision-making and reduce the risk of possible challenge.

3. The guidance includes the following procedure in cases where the Committee is minded to make a decision contrary to officer recommendation:

   10. b) Where a recorded vote shows an intention to determine an application contrary to policy or/and advice, the matter will stand deferred until the next meeting of the Committee unless there are no substantial doubts about the validity or soundness of the reasons (such to be advised by the Head of Development Management).

   d) Where an application has been deferred under para b) above:

   ii. the officers will provide further advice to the Committee as to whether it is possible to strengthen the validity and soundness of the reasons put forward, and setting out appropriate conditions/planning obligations if the proposed decision was to approve the application.

4. At the meeting of the Planning Committee held on the 7th March 2023, Members were minded to approve the application contrary to Officer Recommendation. A copy of the report from that meeting is **attached** for information.

5. The reasons given by Members for that decision were:

   i) The proposed development would improve the condition of a redundant barn (which would otherwise continue to decay and eventually fall down) and bring it back into use as a home;

ii) There would be a net improvement to the landscape, as the unsightly and derelict extensions would be removed and the traditional look of the building could be retained by conditions;

iii) The safety concerns regarding the proposed access onto the un-adopted road can be overcome;

iv) It would provide additional housing for the village of Dent; and

v) It was important to support the viability of local farming businesses.

Assessment of reasons

6. The law (Section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that decisions are taken in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Good Practice Guide includes the following:

Officers will advise in their report which of the arguments put forward by an applicant, objector or supporter are considered capable of constituting material considerations. Often arguments of a personal kind relating to the circumstances of the applicant are put forward to support an application. Whilst these can be moving and persuasive, personal circumstances cannot outweigh other planning considerations except in the most exceptional circumstances.

Nonetheless, there will be occasions where you may be minded to vote to approve an application contrary to your policies. In this case you must identify clear and substantiated reasons that are capable of constituting material planning considerations.

The decision is ultimately the Committee's. However, it is imperative that the decision that is made identifies relevant planning considerations, and with detailed reasons set out to explain what might otherwise appear to the public to be inconsistency.

7. For this case the Development Plan is the Yorkshire Dales Local Plan (2015-2030). Although the Local Plan needs to be read as a whole, the most relevant policies to this proposal are: strategic policies SP1(Sustainable development), SP2 (National Park Purposes), SP3 (Spatial Strategy) and SP4 (Development Quality); Policy L2 (Conversion of traditional buildings – acceptable uses) and Policy L3 (Conversion of traditional buildings – building treatment).

Reason 1) The proposed development would improve the condition of a redundant barn (which would otherwise continue to decay and eventually fall down) and bring it back into use as a home.

8. Local Plan Policy L2 allows for the residential conversion of traditional barns in roadside locations. This policy recognises the need to find new economic uses for traditional barns so that they are maintained in the landscape. It is a conservation-orientated policy which seeks to conserve the intrinsic value of traditional barns.

9. In this case the applicant's own structural survey demonstrates that substantial demolition and rebuild of the front and rear walls would be required. In the opinion of Officers this amounts to a rebuild, and at the very least a significant alteration, contrary to Policy L3. According to the structural survey all that would remain of the original barn would be the two gables and the flanks of the front and rear walls. Rather than improve the condition of the barn the proposed development would effectively result in a new building of no conservation merit.

10. The argument that the proposed development represents a conversion is likely to be used throughout the National Park to justify proposals for allowing the rebuilding of ruinous buildings, remove an incentive to maintain such buildings in good condition, and; encourage developers to demolish (wholly or partially) such structures where demolition and rebuild is a cheaper alternative to reconstruction and conservation. Rebuilding, or demolition and rebuild inevitably results in the loss of small but important features (such as through stones, putlock holes, lintels and original masonry, particularly quoins) and modern building techniques and materials rarely, if ever, replicate the appearance of the masonry that was lost. Allowing a relaxation in the Authority's approach in this way would not conserve or enhance the finite built heritage that characterises the National Park.

11. Officers consider that the provision of a dwelling/holiday let and the improvement in appearance of the building is a material consideration but not one that should outweigh the Authority's long established policy and practice. The reason presupposes that the owner will just leave the building to fall down, would set a precedent that will harm efforts to conserve historic barns and is only likely to deliver an additional holiday let in Dentdale,

    Reason 2) There would be a net improvement to the landscape, as the unsightly and derelict extensions would be removed and the traditional look of the building could be retained by conditions.

12. The unsightly extensions to the barn could be removed at any time, their removal does not depend on planning permission being granted for the proposed development.

13. The structural survey accompanying the application concludes that the traditional barn cannot be retained in its present form, it would effectively have to be rebuilt.

14. There is also evidence to suggest that the cart door opening to the roadside is a recent intervention (2016) which has further compromised the traditional appearance of the barn.

15. Officers consider that this reason does not, of its own, offer a sound or valid basis for making a decision contrary to the Authority's policy.

    Reason 3) The safety concerns regarding the proposed access onto the un-adopted road can be overcome.

16. The Highway Authority has now confirmed that this is not an unadopted road but a Class C minor road. The Highway Authority has no objection to the proposed

development subject to conditions, including the provision of a 2.4m x 215m visibility splay in both directions.

17. The required visibility splay of 2.4m x 215m cannot be achieved to the west. The splay in this direction is effectively zero. As the splay is blocked by the barn itself this cannot be overcome as suggested by Members. The nature of the Dales landscape, with its roadside walls, is such that it is not uncommon for developments to fall short of the visibility splays required by the Highway Authority. Recognising this, it is not unusual for permission to be granted for barn conversions where there is a slight shortfall in the required visibility splay. In such cases the benefit of conserving a traditional building in the landscape is weighed in the balance. However, as discussed above, Officers consider that the proposed development offers no conservation benefit due to the extensive demolition works. Furthermore, the lack of any meaningful visibility splay means that, notwithstanding the quiet nature of the road, the proposed development represents a real risk to highway safety.

18. Furthermore, the proposed development would pose a risk to pedestrians using the site as well as vehicles. The submitted plans show a front door in the cart door entrance fronting onto the narrow verge near the blind corner. Members recently expressed concern about a similar arrangement in the conversion of an outbuilding in Burtersett (Ref R/56/358F). As in that case, this concern could be addressed by means of a planning condition prohibiting any door opening onto the highway.

19. Officers consider that this reason does not, of its own, offer a sound or valid basis for making a decision contrary to the Authority's policy.

Reason 4) It would provide additional housing for the village of Dent.

20. Birchentree barn lies about 4km to the east of Dent along a minor road. It lies in the open countryside in an unsustainable location.

21. The proposed development, once completed, could be occupied as a short term holiday let or a local occupancy dwelling in accordance with Policy L2. The applicant has signed an Occupation Restriction Statement to that effect but the application is for either/or. Given the remote location some distance from local services and the very modest accommodation, with small curtilage (lack of storage or amenity space), the property is unlikely to be used either as a family home or for long term occupation but would be more appealing as a holiday let. Although to some extent this is speculation and the property may appeal to a local individual or couple, there is no guarantee that the proposed development would provide a house for local occupation.

22. Officers consider that this reason is a material consideration but not one that would carry sufficient weight to override the negative elements of the proposal. The argument could be routinely invoked and if used to justify decisions would undermine the spatial strategy on which the Local Plan is based and which directs new housing development to sustainable locations.

Reason 5) It was important to support the viability of local farming businesses.

23. No evidence on the viability of the farm business has been submitted. It is not clear whether there are other buildings on the holding that could be converted in line with Local Plan policy and also support the farm business.

24. Supporting viable farming businesses is a material consideration, however this argument could be routinely applied to decisions for barn conversions that are otherwise unsuitable or conflict with Local Plan policy. The Local Plan directly supports farm businesses through various policies including policies allowing barn conversions (although indirectly). Local landowners will have benefitted from the 300+ proposals for converting traditional buildings that have been permitted since 2015 because they were in line with Local Plan policy.

25. Officers consider that this reason could be routinely invoked and in the absence of any supporting information justifying the reason it does not, of its own, offer a sound basis for making a decision contrary to the Authority's policy.

Further Issues

Water supply

26. At the meeting on 7th March 2023 officers gave a verbal update to the effect that the impact of the development on a private water supply did not appear to be sufficient grounds for refusing planning permission. This was based on the information available at the time and in response to representations made to the Authority which were not in the public domain at that time.

27. A formal representation has since been received, raising objections to the impact of the proposed development on a private water supply. A consultation response has also been received from the Environmental Health Officer which reads:

'In terms of sufficiency we would ask for evidence that the water supply could provide a minimum of 150L of water per person per day. This may be provided in the form of a hydrology report.'

28. Local Plan Policy C12 (Infrastructure needed to support development) states that development will only be permitted where adequate infrastructure exists or will be provided to serve the proposal. Where existing infrastructure is to be used or extended to serve a development, adequate capacity must exist without prejudicing existing users.

29. The Design Guide also addresses this issue, stating that, in areas where water resources are limited, proposals for new housing will need to demonstrate that they can access an adequate water supply without a detrimental effect on others.

30. Furthermore Local Plan Policy SP4 n) states that all development proposals should respect the amenity of neighbours and the adequate level of amenity for its future occupants in relation to nearby uses.

31. In this case there is a private water supply serving Birchentree Farm and a second property. There is no mains water supply to the application site, the nearest mains water being to the north across the valley, about 200m away. The objector's concern is that making a connection to the mains supply would be prohibitively expensive and so the proposed development would need to rely on the existing private water supply, potentially affecting their supply.

32. In response the applicant has committed to linking to this mains water supply and has obtained a quote from United Utilities (UU) to that effect. The quote is for c£1250, although it is not clear exactly what works this covers. The river crossing, for instance, might be expected to incur a greater expense. Nevertheless UU has confirmed that it is feasible to connect the barn to the mains water supply. The supply would link into the existing mains beneath the road on the north side of the valley. It would then cross an informal roadside car park, cross the River Dee and fields to the north before reaching the barn.

33. The applicant has been asked to confirm that they have the agreement of the relevant landowners to cross their land with the proposed pipeline. This would include the Highway Authority.

34. Subject to such agreements, if Members were minded to grant planning permission a Grampian-style condition could be added to any permission requiring confirmation that a mains water supply must be provided prior to occupation of the barn.

Site of Special Scientific Interest (SSSI)

35. The site lies within designated area relating to the Upper Dentdale Cave System SSSI. A Construction Environment Management Plan (CEMP) has been submitted at the request of Natural England (NE). NE were consulted on the CEMP and have confirmed that it is suitable and should minimise the risk to the SSSI. Compliance with the CEMP should be subject to a condition should planning permission be granted.

Conclusion

36. For the reasons set out above Members are advised that Officers consider that reasons 2 and 3 are not valid or sound reasons for permitting the proposal. Reasons 1, 4 and 5 are material considerations but are not considered to be of such weight that they justify making a decision that is otherwise contrary to Local Plan policy and may have negative consequences for applying policy thereafter.However, as the Good Practice Guide makes explicit, the decision is ultimately the Committee's.

RECCOMMENDATION

37. It is recommended that the application is refused in accordance with the recommendation contained in the report considered at the meeting of 7th March 2023 (appended).

38. If Members are minded to grant permission it is recommended that permission should be subject to a s106 agreement restricting occupancy to local occupancy or short-term holiday let, and to conditions based on the following:

- Time limit
- Plans conditions
- Approval of materials
- Highway conditions
- Construction Method Statement
- Adherence to Construction Environment Management Plan
- Removal of permitted development rights
- Control over external lighting
- Approval of landscaping
- Provision of wildlife enhancement measures
- Confirmation of link to mains water supply – Grampian-style condition

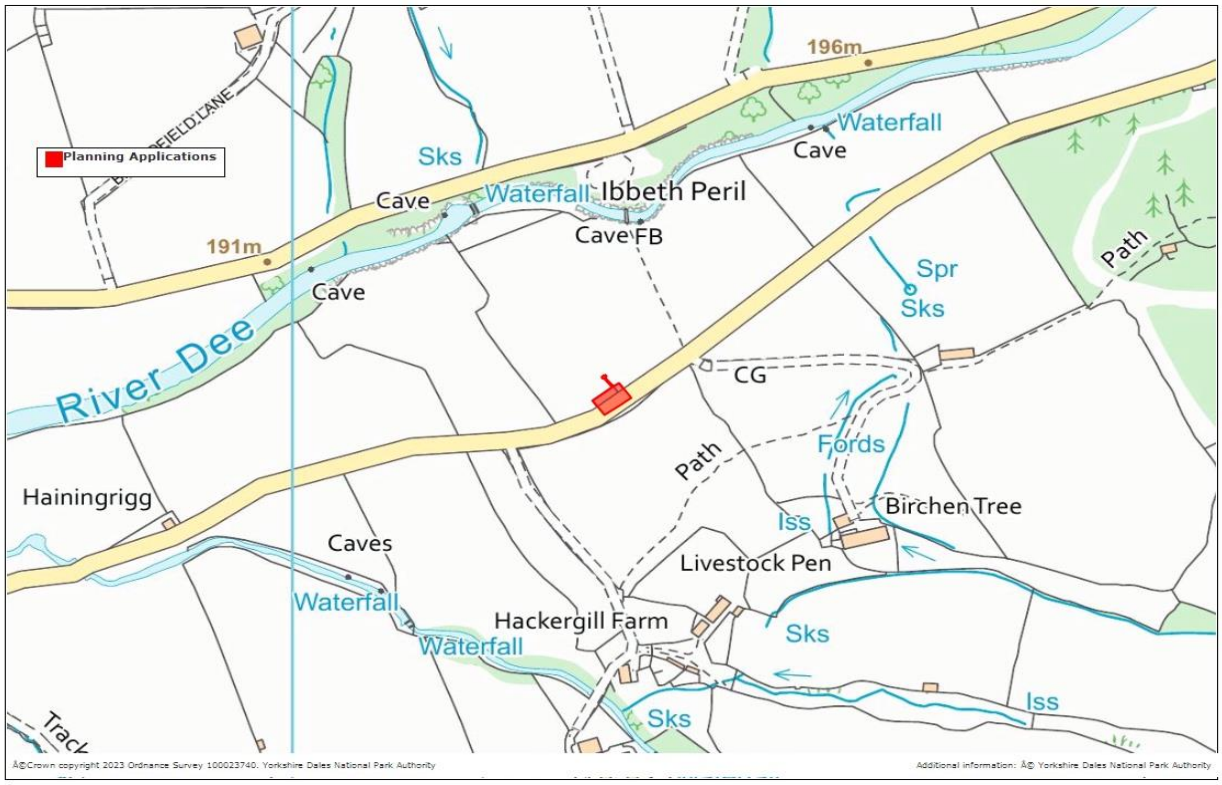
Mark Williams
Senior Planning Officer6

Date: 12 January 2024 **Background documents:** Committee report of 7th March 2023, application Ref. S/01/324A) see Appendix

Appendix

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee	Planning	**Parish:**	Dent
Date:	7 March 2023	**Officer:**	Mark Williams
Applicant:	Mr A Brown	**Application No:**	S/01/324A
Site Address:	Birchentree Barn, Cowgill, Dent, Sedbergh, LA10 5RQ		
Proposal:	Full planning permission for change of use of barn to C3 residential use and installation of domestic sewage treatment system		



REASON FOR COMMITTEE CONSIDERATION

1. This application is reported to Committee for the following reason: the application has been called to Committee by Mr Mitchell and the public interest reason given is the demand for local occupancy dwellings in the Parish.

APPLICATION SITE

2. Birchentree Barn is an isolated traditional stone barn in a roadside location in Dentdale. The barn is 1.5 storeys high with a slate roof. There are shallow-pitched lean-to extensions to the rear and the east gable. These have corrugated sheet roofs, with some blockwork to the walls of the side extension. There is an overgrown yard to the east of the side extension with access directly off the minor road. Elsewhere the surrounding field extends up to the rear extension and west gable.

3. There is a central cart door opening to the front elevation with a later concrete lintel. The front wall sits directly on the narrow roadside verge. The side and rear extensions have later openings which do not reflect traditional construction methods.

PROPOSAL

4. It is proposed to convert the barn to form a single 2-bed dwelling. A domestic sewage treatment system would be installed in the field behind. The proposal would involve the demolition of the later rear and side extensions and the erection of a smaller single storey rear extension under a traditional catslide roof. The cart door opening in the front elevaton would be glazed, but there would be no further openings or rooflights in this elevation. An existing cart door opening in the rear elevation (currently obscured by the extension) would also be utilised.

5. Amended plans show parking and turning space for two vehicles to east of the barn, within the existing curtilage. The demolition of the large rear extension would allow space for a garden to the rear.

6. The proposed development would provide 2-bedroomed accommodation over two floors, with one en-suite bedroom occupying half of the first floor and a double-height space extending over the other half.

7. A previous application to convert this building was withdrawn in 2021 (Ref S/01/324) as the planning officer was concerned that the building was showing signs of movement. It was therefore recommended that the application be withdrawn and re-submitted with a Structural Report. The current application is accompanied by a Structural Appraisal Report by Tweddell & Slater Structural Engineers. This concludes that ‘some parts of the building have moved and distorted to an unacceptable degree’. The report goes on to recommend that ‘the southeast roadside wall and northwest rear wall should be carefully taken down and rebuilt’.

RELEVANT PLANNING HISTORY

8. The following applications are relevant:

   S/01/324 - Full planning permission for change of use of barn to C3 residential use and installation of domestic bio treatment plant. Withdrawn 02/07/2021.

CONSULTATIONS

9. The comments of statutory and non-statutory consultees are summarized below:

Dent PC

The committee noted the objection of Friends of the Dales.

Whilst the council does not object to this application, given that the council is currently involved in a project to provide affordable housing for local occupancy, it would recommend that this application is the subject of a local occupancy restriction. The council has identified a need for approx. 20 houses for local residents and their families and must do everything it can to support the needs of these residents and the sustainability of the dale.

Highways - Cumbria CC Old Area (SLDC)

The proposal is on an unadopted road therefore the Highway Authority can only provide advice: as this will be an intensification of use we would suggest visibility splays of 215 metres in both directions, and that access surfacing and parking is to an acceptable standard as not to cause additional danger to other road users.

Natural England

The site is within the Upper Dentdale Cave System SSSI.

A Construction Environmental Management Plan (CEMP) is required. Appropriate pollution prevention guideline measures should be incorporated to include materials and machinery storage, biosecurity, and the control and management of noise, fugitive dust, surface water runoff and waste to protect any surface water drains and the SAC (sic) from sediment, and pollutants such as fuel and cement. (A CEMP has since been submitted. Natural England's comments on the CEMP will be reported at the meeting).

Fire Officer South Lakeland

Should the property be used for the purpose of a short-term holiday let, the property will at that stage be subject to the requirements of the Regulatory Reform (Fire Safety) Order 2005. Therefore, a suitable and sufficient Fire Safety Risk Assessment (FRA) must be completed.

PUBLIC RESPONSES

10. Advertised by site notice. One response received from the Friends of the Dales, objecting to the proposed development on the following grounds:

- Building is in poor condition and conversion would involve extensive demolition/rebuild
- Roadside opening has recently inserted concrete lintels.
- Development would look incongruous and have an adverse impact on Dark Skies

ASSESSMENT

Key Issues:

- Planning policy
- Landscape
- Highways
- Biodiversity
- Parish Council comments
- Equality Act

PLANNING POLICY

11. The National Planning Policy Framework (2021) establishes that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks….which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks….."* [para. 176].

12. Yorkshire Dales Local Plan (2015-2030) Policy L2 (Conversion of traditional buildings – acceptable uses) sets out the locational requirements for the conversion of traditional buildings. 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.

13. The barn clearly meets one of the criteria set out in Policy L2, being in a roadside location. However, having regard to the Structural Report it is doubtful as to whether the proposed works amount to a conversion of the building. Rather the proposed demolition and rebuilding of the entire front and rear walls represent a significant element of new build to the extent that the proposal is tantamount to the erection of a new dwelling which in itself would be contrary to Local Plan housing policies and advice in the National Planning Policy Framework – both of which restrict the building of houses in the open countryside.

14. Notwithstanding that argument, the proposed development would be contrary to Local Plan Policy L3 (Conversion of traditional buildings – building treatment). Part a) of this policy states that the building should have the physical capacity to accommodate the new use without significant extension or alteration. Part e) states that the building should be capable of conversion requiring no more than minor structural work, the extent of which would not compromise the historic interest and character of the building.

15. As noted above, the recommendation of the Structural Report clearly demonstrates that the proposed development cannot meet these two criteria of Policy L3. The development involves the total demolition and rebuild of two principal walls, which at the very least must be considered to be a significant alteration under Part a). The proposed works also extend well beyond the 'minor structural work' required by Part e) and would seriously compromise any historic interest and the character of the building.

16. Members are reminded that the Local Plan allows for the conversion of suitable traditional buildings to either local occupancy housing or holiday let uses, as an exception to the general strategy of restricting further housing in unsustainable locations (i.e.outside of settlements) because doing so would produce a conservation benefit – securing the traditional building and the contribution it makes to the landscape and cultural heritage of the Park. If proposals involve significant demolition and rebuild that conservation benefit is negated. Furthermore, the Local Plan makes provision for the development of housing to meet local needs and it should be noted that land is allocated in the Local Plan at two sites in Dent (sites West of Glebe Fold and South West of Ghyllside) for at least 20 houses. Members will also be aware that 49 affordable and local occupancy dwellings are currently under construction in Sedbergh. In addition, since 2018 the Authority has granted permission for about 13 conversions of traditional buildings in Dent Parish to either local occupancy or holiday let.

LANDSCAPE

17. Policy L3, Part b) states that the creation of any new curtilage, access and other associated storage and infrastructure should be the minimum necessary and should be sensitive to the traditional character and appearance of building and not adversely affect the immediate or wider landscape setting of the building.

18. It is considered that these other elements of the proposed development comply with Part b) of Policy L3. The access and curtilage would remain as existing, and parked vehicles and other domestic paraphernalia would be contained within the walled curtilage. In that regard these elements are considered to be sensitive to the character and appearance of the barn. However, as stated above, the proposed demolition and rebuild of the two principal walls means that the proposed development fails to meet other criteria set out in Policy L3, notably Parts a) and e).

HIGHWAYS

19. Local Plan Policy SP4 states that development proposals would not prejudice highway safety.

20. The barn sits directly on the roadside, the front walls set behind a narrow strip of verge. The minor road running along the south side of the valley is relatively narrow with many bends and blind spots. The proposed development would introduce a new dwelling with parking spaces for two vehicles. While the barn would have generated some limited farm traffic in the past it does not seem to have been used for many years.

21. As the proposed development is on an unadopted road the Highways Authority have only offered advice. The advice is that as this will be an intensification of use visibility splays of 215 metres in both directions would be required. In addition it is advised that access surfacing and parking should be to an acceptable standard so

as not to cause additional danger to other road users. As the barn fronts directly onto the road the proposed access has effectively no visibility to the west, any view being blocked by the building itself and a bend in the road. It would therefore not be possible to provide the required visibility splay in this direction. While it may be possible to provide such a splay to the east, this would be likely to require significant alterations to the roadside walls such as to have a serious adverse impact on the landscape.

22. The amended plans show that parking and turning for two vehicles can be provided onsite. However as there is effectively no visibility to the west it is considered that the proposed development would be prejudicial to highway safety, contrary to Policy SP4.

BIODIVERSITY

23. The site lies within the Upper Dentdale Cave System SSSI. Natural England (NE) required the submission of a Construction Environmental Management Plan (CEMP) to address any potential impacts on the SSSI. This was to include appropriate pollution prevention guideline measures, biosecurity, and the control and management of noise, fugitive dust, surface water runoff and waste to protect any surface water drains and the SSSI from sediment and pollutants.

24. The applicant has submitted a CEMP which has been forwarded to NE. At the time of writing a response from NE had not been received, but any response will be reported as a late consultation at the meeting.

PARISH COUNCIL COMMENTS

25. The Parish Council has not objected to the proposed development and recommends that the proposed dwelling is subject to a local occupancy restriction. The applicant has signed an Occupancy Restriction Statement undertaking to enter into a s106 agreement restriction occupancy to local occupancy or as a short-term holiday let in accordance with Local Plan Policy L2. If the application were approved it would not be reasonable or defensible for the Authority to require the applicant to accept a restriction solely to local occupancy use contrary to its own policy and practice since 2016.

26. While the concerns of the Parish Council to provide more local occupancy housing are recognised Policy L2 is a conservation driven policy that is not aimed at delivering housing. Housing for local needs is addressed by other policies in the Local Plan which aim to provide land and development opportunities for new build affordable and local occupancy housing within settlements where there are local services (including education, public transport, health, retail etc). As noted above this approach has had some success with the construction underway of 49 homes at Station Road in Sedbergh and the availability of land for development in Dent.

EQUALITY ACT

27. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

28. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

CONCLUSION

29. The proposed development involves significant alteration and more than minor structural work contrary to Local Plan Policies SP3 (Spatial Strategy restricting new build housing to settlements), L2 (that allows for conversions and not new build) and L3 (that does not allow significant alterations or structural work). To allow the proposal would potentially set an undesirable precedent and run contrary to the Authority's policy and practice since the Local Plan was adopted in 2016.

30. The provision of housing to serve a local need is a material consideration but the Local Plan makes provision for the delivery of local needs housing in the Parish and such housing is currently being constructed in the neighbouring Parish. Furthermore, it would not be reasonable or defensible for the Authority to insist on restricting occupation solely to local occupancy and not include holiday let which Local Plan policy would allow.

RECOMMENDATION

It is recommended that permission be REFUSED for the following reasons:

1. In the opinion of the Local Planning Authority the proposal involves significant alterations and major structural work to the building, which would have an adverse impact on the heritage interest and traditional character of the building and the surrounding landscape. Given the amount of demolition and rebuild involved, the proposed development would be tantamount to the erection of a new dwelling in the open countryside, and as such the proposal is contrary to Yorkshire Dales Local Plan (2015-2030) Policies SP3, L2 and L3, the first Statutory Purpose of the National Park and guidance contained in the National Planning Policy Framework (principally para. 176).

2. In the opinion of the Local Planning Authority the proposed access by which vehicles associated with this development would leave and re-join the highway is unsatisfactory since the required visibility of 215 metres cannot be achieved, particularly when looking to the west. As such the proposal is contrary to the guidance in the National Planning Policy Framework (2021) [para.111], and to Policy SP4 of the Yorkshire Dales Local Plan 2015-2030.