Yorkshire Dales National Park Authority

Planning Committee

20 January 2026

Applicant: Miresfield Farm Bed & Breakfast

Parish: Malham

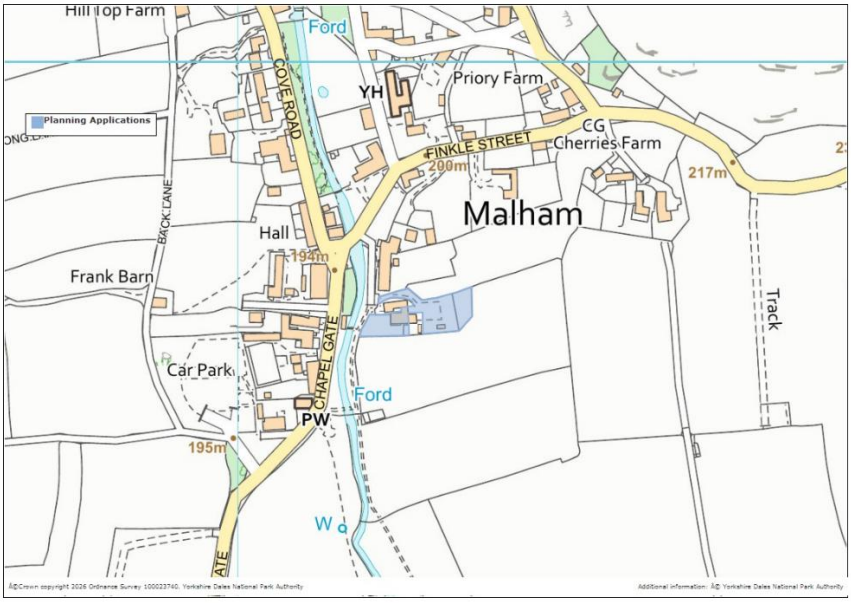
Application No: C/54/38K

Site Address: Miresfield, Malham, Skipton, BD23 4DA

Proposal: Full planning permission for change of use from a Bed & Breakfast establishment to a self-catering short-term holiday let (with no internal or external alterations)

Purpose of Report

1. That Members **refuse** planning permission for the above development in accordance with the recommendations below.



Reason For Committee Consideration

2. This application is reported to Committee for the following reason: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

Application Site

3. The application relates to Miresfield, which is a detached Grade II listed two storey former farmhouse located within Malham, and which currently functions as a Bed and Breakfast.

Proposal

4. Full planning permission is sought for change of use from a Bed & Breakfast establishment to a self-catering short-term holiday let.

5. The property currently operates as a bed and breakfast with 5 letting rooms, and its lawful planning use is a C1 Hotel use (use as a hotel, boarding or guest house). Permission is sought to change the use of the property to a single holiday let which is a C3 Dwellinghouse use – the proposal is therefore from a hotel/B&B use to a dwelling. The proposal would not involve any internal or external alterations to the building.

6. The applicant has advised that due to changes in personal circumstances, she wishes to continue providing guest accommodation within the property, but in a less physically demanding and time-consuming manner. The applicant would continue to live next door to the host property and would provide on-site management in the form of checking guests in and cleaning after guests have left.

Relevant Planning History

7. The following applications are relevant:

C/54/38G - full planning permission for replacement of first floor window with french doors. Approved – Conditional 20/05/2002

C/54/38H - full planning permission for erection of two storey extension and porch. Approved – Conditional 08/04/2003

C/54/38J - Householder planning permission for removal of existing garden shed and replace with new shed. Approved - Conditional 20/12/2024

Consultations

8. The comments of statutory and non-statutory consultees are summarised below:

Head of Visitor Services – No response received.

North Yorkshire Fire and Rescue Service - At this stage in the planning approval process the York and North Yorkshire Combined Authority in its capacity as Fire and Rescue Authority (“YNYCA”) have no objection/observation to the proposed

development. The YNYCA will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the YNYCA.

Local Highway Authority (North Yorkshire Council) - Access to the property will remain the same with no impact on traffic volumes consequently there are no Local Highway Authority objections to the proposed development.

Kirkby Malhamdale Parish Council (KMPC) – “The KMPC are fully supportive of this application and the proposed alteration, which is essentially a 'change of use' from providing the existing B&B accommodation to becoming a self-catering short-term holiday let.”

“The property in question remains under the same family ownership, of a long-standing Malhamdale family and this planning application is a reflection of the change to their preferred business model rather than any material change to the property or its purpose - which has for many years been to provide accommodation (throughout the whole year) to visitors wanting to stay in Malham village. The extent of tourism and visitors to Malhamdale is constantly increasing and the demand for the visitor/tourist accommodation in Malham is something that really needs to be met (as far as is possible) rather than diminished.”

“If this was a change of use from providing residential accommodation to self-catering holiday accommodation we would not support this application, BUT it is a relatively 'like for like' change from providing B&B accommodation to providing the self-catering short-term holiday accommodation - so essentially not a change to the residential housing stock in Malham.

There are multiple precedents of similar accommodation being granted planning permission in Malhamdale and within the 4 Wards of our Parish Council (KMPC) - such as the new accommodation built at The Clearing, Beck Lane, Malham, (Planning application ref.: C/54/109H) the change of use to the 'Poultiggery' in the garden of this same property, and the approval for short-term holiday accommodation of several of the estate cottages owned by The National Trust at Malham Tarn Estate.

We therefore feel that to decline or refuse this current planning application (Ref.: C/54/38K) would be contradictory and inconsistent with several other planning decisions (approvals) made by YDNPA Planning as recently as the past 1-2 years.

In conclusion, and in summary, we - (KMPC) - would therefore be in support of this planning application as it simply looks to maintain the house/property in question as guest/visitor accommodation within Malham village.”

[full response available via the Citizen Portal]

Chief Environmental Health Officer (CEHO) (North Yorkshire Council) - No environmental protection comments or objections, and no known contaminated land implications regarding the proposed development.

9. A site notice was displayed on 07 October 2025 and expired on 28 October 2025. No public responses received at the time of writing.

Assessment

Key Issues:

- Principle of the Development
- Impact on the Character of the Site and Surroundings
- Parish Council Comments

Principle of the Development

10. The Yorkshire Dales National Park Local Plan (2015-30) aims to deliver sustainable development in the National Park context. Policy SP3 (Spatial Strategy) aims to direct development to established settlements and the most sustainable locations. The emerging YDNP Local Plan (2025-2040) has been submitted to the Secretary of State and examined and its policies have therefore gained weight given its advanced stage. Policy CP3 of the emerging Local Plan essentially reiterates the spatial and sustainability objectives of existing Local Plan Policy SP3.

11. As the proposal is for the change of use of a building to create a dwelling the relevant policies are those that concern new housing. The site falls within the settlement boundary of Malham, a service village defined in the current and emerging local plans, where the principle of the development of a single new dwelling (C3 use) is acceptable (Policy C1 in both plans). There have been objections to emerging Policy C1 following consultation on the emerging Local Plan, however they do not affect the broad principle of the development in this case. There are no policies that would preclude the loss of the current commercial use of the property.

12. Adopted Local Plan Policy C1 also sets out that, on sites of up to five dwellings, new housing will be restricted to local occupancy. Emerging Local Plan Policy C1 makes it clear that these restrictions also apply to change of use proposals, and that development of up to five dwellings will be restricted to meeting local housing needs.

13. The Applicant has advised that they do not agree to the property being restricted in this way as they are seeking permission to use to premises for short term holiday purposes.

14. The applicant has argued that application should be considered against Policy AB2 of the emerging Local Plan however, this policy relates only to the change of use of low intensity traditional buildings to high intensity residential and employment uses. In this instance, whilst the host property may be traditional and is a Grade II listed building, it currently functions as a Bed and Breakfast, with a

C1 planning use, and could not be considered to be low intensity. Therefore, Policy AB2 is not relevant in the assessment and determination of this application.

15. In light of the above, whilst the proposed development is in an area where the broad principle of development is acceptable, the Applicant's unwillingness to agree to a local occupancy restriction (and to sign a Section 106 agreement to secure such a restriction on the property), the proposal does not comply with Policies C1of the existing and emerging Local Plans in this regard.

Impact on the character of the site and surroundings

16. The change of use from a Bed and Breakfast to a single 6 bedroom holiday let would not involve any changes to the exterior of the building. As the building currently functions as holiday accommodation, a change of use to a single short term holiday let would not be out of place in this location and would not impact on character or appearance of the application site, or the surrounding area. Furthermore, the proposals would not raise any residential amenity issues. The proposal would not conflict with the provisions of Local Plan Policy SP4, and Policy CP6 of the emerging Local Plan in this respect.

Parish Council Comments

17. Kirkby Malham Parish Council has advised it is fully supportive of this application and the proposed alteration, as it considers it to represent a change of use from one form of visitor accommodation to another ie. from B&B accommodation to becoming a self-catering short-term holiday let.

18. The Parish Council acknowledges that the property would remain under the same family ownership and that the application is a reflection of the change to their preferred business model rather than any material change to the property or its purpose, and would not result in a change to the residential housing stock in Malham. The Parish Council is of the view that the level of tourism and visitors to Malhamdale is constantly increasing and the demand for the visitor/tourist accommodation in Malham is something that needs to be met rather than diminished.

19. Across the National Park 21.6% of all dwellings are underoccupied, ie. are second homes, holiday lets or are empty (2021 Census). This figure rises in some settlements where holiday lets are particularly popular like Malham where the figure rises to 24.1%. The emerging Local Plan seeks to address the effect this has on local services and the sustainability of communities by ensuring that new holiday lets are only permitted in very restricted circumstances (eg. as farm diversification). This proposal would add to the stock of holiday lets in Malham whilst removing the opportunity for the property to be used as local occupancy housing.

20. The Parish Council has made reference to what it considers to be precedents of similar accommodation being granted planning permission in Malhamdale, including the new accommodation built at The Clearing, Malham (application ref.:

C/54/109H) the change of use to a building in the garden of this same property, and the approval for short-term holiday accommodation of several of the estate cottages owned by The National Trust at Malham Tarn Estate.

21. However, the planning pemrisions that have been referenced by the Parish Council were assessed in the context of the 2015-2030 Local Plan which new allowed holiday uses. However, this current application is being considered against the policies within the emerging Local Plan, as well as the policies of the existing Local Plan relating to new dwellings, due to the Plan's advanced stage of preparation. Furthermore, planning application C/54/109H referenced by the Parish Council related to permission for a camping pod, which differs in nature to proposals for a large single holiday let acommodation and therefore is not comparable to this current proposal. Therefore, the previous planning permissions within the surrounding area referenced by the Parish Council should not be taken as precedents.

Equality Act

22. 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.

23. 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

24. The proposal is for change of use to create a dwelling within the housing development boundary of Malham. Policy C1 requires that, for new residential development such as this, on sites of up to five dwellings, new housing will be restricted to meeting local housing needs only. The Applicant does not accept that this is the case for the reasons set out above and therefore has not sought to enter into a s106 agreement to secure local occupancy. For this reason, the proposed development conflicts with Policy C1 of the adopted and emerging Local Plans.

Recommendation

25. It is recommended that permission be **refused** based on the following:

In the opinion of the Local Planning Authority the proposal fails to provide housing for a local need by way of a local occupancy restriction and would add to the existing stock of under occupied/holiday accommodation to the detriment of the sustainability of communities within the National Park. As such the proposal

conflicts with the development plan strategy for delivering sustainable development that meets local housing needs as set out in Policy C1 of the Yorkshire Dales National Park Local Plan (2015-2030) and Policy C1 of the emerging Yorkshire Dales National Park Local Plan (2025-2040).

Joanne Wood