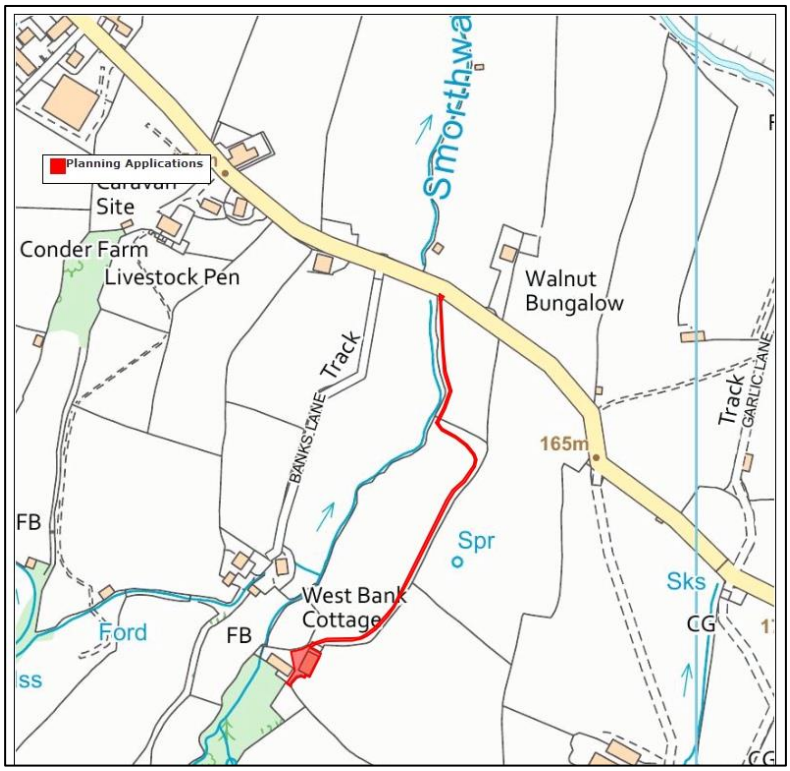
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Dent
Date:	22 August 2023	**Officer:**	Matthew Lappin
Applicant:	Ms Victoria Brown	**Application No:**	S/01/348B
Site Address:	Geslings Barn, Deepdale Lane, Dent, LA10 5QT		
Proposal:	Full planning permission for conversion of agricultural barn to form 1no. dwelling for local occupancy or short term holiday let; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump		



REASON FOR COMMITTEE CONSIDERATION

1. 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

2. The application site is located off Deepdale Lane in Dentdale approximately half a mile to the south east of Dent. It comprises Geslings Barn, a grade II listed and traditionally constructed former agricultural building. Geslings Farmhouse, a disused Grade II listed farmhouse with an attached byre, adjoins the barn forming a small group of buildings. The farmhouse was recently granted planning permission and listed building consent for use as a single dwelling and is in the same ownership. All are currently on the Buildings at Risk register.

3. Geslings Barn is a traditional barn with a number of existing door and window openings to each elevation and the principal elevation facing west has a larger cart opening. There is a single storey shippon on the south elevation. The site slopes gently from south to north meaning that the ground floor of the main barn is below the level of the lean-to shippon. To the north there are extensive and dramatic views out across Dentdale.

4. The application site also comprises two fields with boundaries defined by a mix of traditional dry stone walls, hedgerows and fencing. The site rises steeply up from Deepdale Lane from which there is an existing field access before levelling out where Geslings Farmhouse is located. A stream runs along the western boundary of the site and a footpath bisects the site just to the north of the range of buildings. There are houses located to the west and the north of the site, which is otherwise characterised by open fields.

PROPOSAL

5. Full planning permission is sought for the conversion of Geslings Barn to form 1no. dwelling for local occupancy or short term holiday let. In addition a ground source heat pump is proposed to be installed and a new access track established from land and an existing field gate to the north. A package sewage treatment plant is also proposed. It should be noted that the track, package treatment plant and ground source heat pump will also be shared with Geslings Farmhouse, planning and listed building consent having already been granted for re-use as a dwelling to include the shared facilities.

RELEVANT PLANNING HISTORY

6. The following applications are relevant:

   S/01/348: Full planning permission for re-occupation of a former dwelling including internal and external alterations; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump.
   Approved 04/04/2023

   S/01/348A/LB: Listed building consent for re-occupation of a former dwelling including internal and external alterations; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump
   Approved 04/04/2023

S/01/348C/LB: Listed building consent for conversion of agricultural barn to form 1no. dwelling for local occupancy or short term holiday let; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump. Also on this agenda.

CONSULTATIONS

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

United Utilities Water Ltd
No comments received.

Area Ranger (Western Dales)
Proposed Development indirectly affects PROW 516025. Recommends informative on works in relation to a PROW.

Wildlife Conservation Officer
No objection subject to condition requiring implementation of proposed mitigation strategy and an informative on the likely presence of nexting birds and bats.

Fire Officer - South Lakeland
Notes that developer must ensure that they comply with the requirements to allow emergency vehicles to access the property and have a water supply as per Approved Document B, Volume 1, Section 13, and Section 14. 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.

Chief Environmental Health Officer CEHO
Recommends condition on unexpected contamination.

Highways & LLFA - Cumbria SLDC
Requests a plan showing visibility splays of 215m in both directions back by 2.4m and at a height of 1.05m above the carriageway. Drivers need to be able to see obstructions 2m high down. If the visibility splays cannot be achieved a seven day speed survey should be undertaken to provide evidence of how the lane is used.

Clerk to Dent Parish Council
"The council would like the applicants to be specific about the style and make up of the track and its position. Will the colour of the track be in keeping with the surrounding environment? Will it be a two wheel track? What will the surface be made up of.
Furthermore, the council has concerns about the feasibility of guests getting to the property if it is used as a holiday let as any track up to the property would be steep and narrow. This may lead to vehicles being parked on the highway which would cause an obstruction as this is a narrow single track road.
Finally, the council would object to this application as a short term holiday let as this does not align with the council's policy and objectives.
Given the need for housing for local families in the dale, the council would prefer to see this property used as a long term let in order to help sustain the dale and its residents, businesses and school."

Senior Listed Building Officer
No objection subject to conditions.

YDNPA Senior Historic Environment Officer

No objection subject to conditions.

PUBLIC RESPONSES

Neighbour/interested parties' responses received: 2

8. The application was advertised by site notice which expired on 06.03.2023. Two responses were received which may be summarised as follows:

- Concern regarding potential for flooding from adjoining watercourse.
- Request additional planting to screen package treatment plant and GSHP.
- Note location of footpath that it is well used.

ASSESSMENT

Key Issues:

- Planning policy
- Heritage Assets
- Landscape and Visual Impact
- Access and Parking
- Wildlife
- Parish Council comments
- Equality Act

PLANNING POLICY

9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on Local Planning Authorities to determine planning applications in accordance with the development plan unless there are material reasons to do otherwise. The development plan for this area is the adopted Yorkshire Dales National Park Local Plan (the development plan). The most relevant policies are:

SP1: Sustainable development
SP3: Spatial Strategy
SP4: Development Quality
L1: Heritage Assets
L2: Conversion of Traditional Buildings – acceptable uses
L3: Conversion of Traditional Buildings – building treatments
W1: Wildlife Sites, Species and Networks
W2: Biodiversity Enhancement

10. The National Planning Policy Framework (NPPF) (July 2021) sets the overall planning policy context for England and Wales. The most relevant paragraphs from the NPPF are:

Paragraph 80 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
(c) the development would re-use redundant or disused buildings and enhance its immediate setting.

Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding

Natural Beauty 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 and the Broads.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

11. Finally, sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 state that in dealing with applications for listed building consent and planning applications that affect listed buildings, special regard shall be had to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.

HERITAGE ASSETS

12. Policy L1 of the Local Plan establishes that proposals affecting a designated heritage asset (listed building) will be permitted provided they conserve or enhance its significance.

13. Policy L2 relates to the conversion of traditional buildings and requires them to be in existing settlements and building groups or other suitable roadside locations, that local occupancy of any proposed dwelling is secured, and that holiday letting is restricted to short term stays only.

14. In terms of the application proposals relatively limited alterations are proposed to the fabric of the building. Amendments have been sought and the senior listed building officer has no objection subject to conditions. The conversion will secure the future use of the barn which is on the buildings at risk register, and it is considered that the proposal will conserve and enhance the significance of the listed building. In addition, conversion will enhance the setting of Geslings Farmhouse preserving the group value of the listed buildings.

15. The barn sits as part of a small group of buildings together with Geslings Farmhouse. A section 106 agreement can secure local occupancy of the dwelling and its use for short term holiday letting purposes only. The application proposals are therefore considered acceptable and in accordance with Policy L1 and L2 of the Local Plan.

LANDSCAPE AND VISUAL IMPACT

16. Policy SP1 sets out a general presumption in favour of sustainable development subject to a number of requirements including conserving or enhancing landscape character through high quality design and landscape planting.

17. Policy SP4 requires proposals to respond positively to context and landscape setting, conserve or enhance the character and appearance of the site and its setting, and ensure that development is environmentally sustainable.

18. The application proposals are sympathetic to the historic character of the listed building proposing minimal alterations to the external appearance. The barn forms part of a small group of listed and other former agricultural buildings located on an upper slope on the south side of Dentdale including the farmstead and cottage at West Bank accessed from the adjoining Banks Lane. The barn is not readily visible in the wider landscape, but there are close views from an adjoining footpath to the north (301/25).

19. The proposed conversion has been sensitively designed and it is considered that there will be less than minimal landscape and visual impact on views towards the barn from the footpath. Furthermore, the proposed conversion will secure the future of the barn which is an attractive and characterful building that, together with Geslings Farmhouse, makes a positive contribution to the character of this part of the National Park. It is therefore considered acceptable in terms of local plan policy.

20. A number of other associated works have been approved as part of an application for the re-use of the listed Geslings Farmhouse as a dwelling (application S/01/348 and S/01/348A/LB). These include the provision of parking adjoining and partially screened by an existing dry stone wall to the front of the barn and farmhouse, and installation of a shared ground source heat pump and package treatment plant.

21. In addition, a new access track has been approved as part of the Geslings Farmhouse application which will be shared by the barn. The Local Plan allows for a degree of flexibility over the construction of new access tracks specifically where it relates to and facilitates the re-occupation of former dwellings, particularly those that are listed and on the buildings as risk register. The proposed access track will be a twin wheeling made up of crushed local aggregate with a central grass strip. It will follow the edges of the paddocks along existing boundaries made up of a mix of dry stone wall and hedge planting some of which, particularly along the lower western edge of the site, has been allowed to grow out. The existing field gate will be set back from the road by six metres with new dry stone walls constructed around the entrance.

ACCESS AND PARKING

22. The design and visual impact of the access and parking arrangements is considered to be acceptable. The highway authority has considered the application proposals and require the provision of visibility splays where the site access joins the lane, including the removal of hedgerows and the lowering of the existing dry stone walls making up the site boundary. If this is not possible then a traffic speed survey has been requested.

23. It is not possible to provide the visibility splays required, and furthermore it would be undesirable in visual impact terms to remove existing hedgerow planting or lower the existing dry stone walls for the full length of the visibility splay. The lane is lightly trafficked serving a relatively limited number of dwellings and farmsteads. It is not a busy through route, and the relatively narrow character of the road means that traffic speeds are moderated by road conditions and are unlikely to be excessive. The road is relatively straight approaching the access and the boundary walls around the widened field access can be lowered to give some, albeit limited, visibility. On balance it is considered that the proposed arrangement, although not ideal, is acceptable.

WILDLIFE

24. These two applications are accompanied by a bat survey report which states that 'A dusk activity survey on 13th August 2022 recorded three common pipistrelle bats emerging from a roost within the lean-to at the southern gable end of the barn.' In the light of this information, the Senior Ecologist recommends that if the applications are approved they should be subject to a condition that the mitigation measures that are set out in the 'Method Statement and Reasonable Avoidance Measures' of the survey report are implemented in full.

25. Biodiversity enhancement in the form of bat and bird boxes can be secured by condition.

PARISH COUNCIL COMMENTS

26. The Parish Council objects to the principle of allowing conversion to a short term holiday let as in that respect the proposal does not align with its policies. The Parish Council's concerns are noted but that element of the proposal aligns with the Authority's planning policies – Policy L2 allows for the conversion of traditional buildings (in prescribed circumstances) to either holiday let or local occupancy or both. The Local Plan went through extensive public consultation and was examined in public by a Government Inspector. The Plan was found to be sound and in accordance with national planning policy and was adopted by this Authority. The public, developers and planning inspectors therefore expect that the Authority will follow its policy, as the law requires and as the Authority has done since 2015, unless and until the policy is changed.

27. The Parish Council's concerns in relation to the access and track are addressed in the above sections.

EQUALITY ACT

28. 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.

29. 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

30. The application proposals are considered to be sympathetic and well-designed bringing a listed building which is currently at risk into permanent occupation. The application proposals by virtue of siting, design, access, visual amenity and preserving the significance of a heritage asset accord with the policy requirements of the adopted Yorkshire Dales National Park Local Plan (2015-2030).

RECOMMENDATION

31. It is recommended that permission is GRANTED subject to the conditions based on those listed below and a section 106 planning agreement to ensure either local occupancy or short term holiday letting of the barn.

List of proposed conditions:

Time limit 3 years

In accordance with approved plans

Retention and recording of historical or archaeological features

Details of external pointing

Retention of roof timbers and materials

No shot or sand blasting of external walls

Provision and implementation of a written scheme of archaeological investigation

Submission of a landscape scheme

Landscape implementation

Implementation of ecological mitigation measures

Control of external lighting

Implementation of parking and access arrangement including wall heights

Removal of permitted development rights