Yorkshire Dales National Park Authority **Item 6**

Planning Committee

14 April 2026

Planning Application reference: C/54/38K

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) at Miresfield, Malham

Purpose of the report

1. To provide further advice on this application.

Background

2. At the meeting held on the 10 March 2026 Members considered further advice on reasons for approving the application contrary to Officer recommendation. A copy of the report from that meeting, and the report from the meeting on 20 January are **attached** for information.

3. Members decided to defer consideration of the application for further advice on whether a planning obligation to restrict occupancy to local needs and / or a short term holiday let would justify approval and to seek the applicant's agreement to an obligation.

Analysis

4. Policy C1 of the adopted Yorkshire Dales Local Plan (2015-2030) sets out that, on sites of up to five dwellings, new housing will be restricted to local occupancy. Policy C1 of the emerging Yorkshire Dales Local Plan (2025-2040) 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. As the application proposes the change of use of a bed and breakfast (a C1 Use Class use) to a holiday let (C3 Use Class), the requirement of both Policy C1 of the adopted Local Plan and Policy C1 of the draft Local Plan is that occupancy of the property is restricted to persons meeting the qualifying criteria set out in Appendix 8 of the Local Plan. Such restrictions are secured by a s106 legal agreement.

5. The applicants have indicated that they are willing to enter into a s106 agreement to restrict occupancy of the property to either short term holiday letting or local occupancy.

6. This form of either / or occupancy restriction is a requirement of Policy L2 of the 2015-2030 Local Plan however Members will recall that following public Consultation No.4

'Local occupancy and barns' the Authority decided in 2021 that the new Local Plan should not include that provision. In making that decision Members recognised the high proportion of holiday let and under occupied housing in the National Park and the consequent effect on local communities and the services (shops, schools, bus services etc) upon which they rely.

7. Although some weight can be given to the inclusion of a local occupancy option within a s106 agreement that weight should be limited as the property is likely to remain in a holiday let use given that is the applicant's intention for the property. In the opinion of Officers the retention of a holiday let option means the proposal remains contrary to policies C1 of both the current and emerging Local Plans.

Conclusion

8. It is considered that a planning obligation to restrict occupancy to local needs and / or a short term holiday let would not justify approval. The inclusion of a local occupancy restriction would make the proposal more favourable but it should be given limited weight as the proposed holiday let use is contrary to the strategy for providing local needs housing in both adopted and emerging Local Plan Policy.

Recommendation

9. The recommendation to refuse planning permission remains as set out in the report to the January Planning Committee.

10. However, if Members are minded to grant permission, it is recommended that it is subject to a planning obligation (s106 agreement) restricting occupancy to short term holiday letting or local occupancy criteria, and subject to the following conditions:

    - Standard time limits for submission of reserved matters
    - Accordance with approved plans
    - Permission is granted only for a C3 use
    - Provision of biodiversity enhancement
    - Restriction on external lighting

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Background documents
Planning application file reference C/54/38K