Yorkshire Dales National Park Authority **Item 7**

Committee: **Planning**

Date: **15 July 2025**

Report: **List of Applications for Permission to Develop**

Attached to this report are details of applications for permission to develop, together with Officers' recommendations.

For Members' information:

1. The plans and information submitted with each application, together with consultee and neighbour/interested party responses are available to Members and the public on the Authority's website.

2. Late representations will be available on the Authority's website after 5.30pm on the Friday before the Committee meeting.

3. The time period for responses to consultations/publicity carried out on individual applications may not have expired before the date of the Committee meeting. Any responses received after the meeting will be taken into account in drafting conditions/reasons for refusal. If such responses received within the specified period are contrary to the Committee's resolution and raise new matters, the application will be presented for reconsideration by the Planning Committee at a future meeting.

4. All applications that are recommended for approval will have the appropriate time limit conditions attached, to comply with Sections 91-94 of the Town and Country Planning Act 1990.

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Richard Graham
Head of Development Management

Background documents:
Some or all of the following comprise the list of background papers unless they contain Exempt Information:

- Application forms, plans, covering letter, and certificates.
- Other material submitted with the application.
- Further correspondence with the applicant/agent.
- Details of consultation and neighbour notification.
- Consultation replies.
- Other representations received.
- Site notes.

Yorkshire Dales National Park Authority **Item 7**

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Index of Applications

LIST NO	PARISH	APPLICATION NO	APPLICANT(S)	LOCATION
1	Bainbridge	R/52/243A	Mr Jonathan Reed	Thorns Farm, Marsett Lane, Countersett, DL8 3DE
2	Grassington	C/33/161A	Mr Burcher	13, South Wood Lane, Grassington, Skipton, BD23 5NA
3	Sedbergh	S/03/773	Mr Brian Steadman	Land off Frostrow Lane, Garsdale Road, Sedbergh (GR:367136,491712)

Yorkshire Dales National Park Authority

Committee: Planning

Date: 15 July 2025

Applicant: Mr Jonathan Reed

Parish: Bainbridge

Officer: Katie Towner

Application No: R/52/243A

Site Address: Thorns Farm, Marsett Lane, Countersett, DL8 3DE

Proposal: Full planning permission for works comprising: conversion of two existing conjoined agricultural buildings for use for the purposes of gallery/studio for craft, art and cultural events by invitation; erection of two new buildings that contain a workshop, a staff accommodation unit (2 bed) and three short stay visitor accommodation units (each 2 bed); landscaping works, biodiversity enhancements, access alterations and car parking, all in association with the gallery/studio enterprise, (part-retrospective)

Purpose of Report

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

Update

2. At the meeting on 20th May 2025 Members resolved to defer consideration of this application for a site visit. The visit is due to take place on 4th July and a note of the visit will be circulated with the Late Representations on 11th July.



Reason For Committee Consideration

3. This application is reported to Committee for the following reason: this type of application is not within the scope of the powers delegated to the Head of Development Management.

Application Site

4. The main development area is a former farm complex on the north side of Semerwater on Marsett Lane. A public footpath runs through the centre of the site and continues northwards on its way towards the Cam High Road. Work has already been undertaken by way of the modification and conversion of two adjoined agricultural sheds, access works, laying of hard-surfacing, and landscaping including in the vicinity of the watercourse.

5. The second area is a corner of an existing agricultural field to the west in the vicinity of a field access on Marsett Lane. This is 200 metres from the access to the main development area. This site is undeveloped with a belt of tree planting along the north eastern boundary.

Proposal

6. Full planning permission for works comprising:

    - conversion of two existing agricultural buildings for use for the purposes of gallery/studio for craft, art and cultural events by invitation;

- a new building containing a workshop with 1no. 2 bedroom staff apartment and 1no. 2 bedroom self-contained guest accommodation;
- a new building containing 2no. 2 bedroom self-contained guest accommodation;
- an enclosed car park with 13 spaces, and 1 disabled space located 200 metres east of the main development area, and access alterations at both sites;
- landscaping works comprising tree planting, re-seeding, some ground re-modelling at the rear of the main development area, pathways, oil tank & bin enclosure, and a drop off area.

7. The applicant's home is Wood End in Raydale (200 metres further south from the application site, along Marsett Lane). The emphasis of the current enterprise is environmental landscape management and a modest stock of organically raised sheep and shorthorn cattle. The applicant, by profession, is an internationally renowned interior designer and architect, and the business vision is to create a venue for arts, culture and design centred on Thorns Farm and the wider Wood End Estate. It is intended to show works of artists and craft persons that make work inspired by the surrounding natural environment, and as such would include opportunities for artists to reside on site and make work that responds to the local environment. Their work would be shown in the gallery space. The design studio would employ 2-3 people involved in private residential projects and allowing visiting clients to "immerse themselves in the design/conservation led environment". Seasonal events would also be held within the gallery space for collaboration between local producers and visiting chefs. The visitor accommodation would be high end, tied to the business, and would be used for visiting clients and artists, but also for general short stay accommodation to provide a regular income, to bolster the fluctuating income of the main business vision.

Relevant Planning History

8. The following applications are relevant:

R/52/243 Hybrid planning application consisting of: Full planning permission for redevelopment of two farm buildings (A+B) to form gallery/studio space; construction of workshop/storage building (C) with staff accommodation above; construction of building (D) to provide 2 no. two-bedroom cottages for visitor accommodation; provision of parking area and: Outline planning permission for conversion of field barn 1 to artist studio accommodation; redevelopment of the Boat House to visitor accommodation; construction of dwelling on site of Thorns Farm (E); renovation/re-roofing of field barn 3 and provision of services to field barn 2 for agricultural use. Withdrawn 11/05/2022

Consultations

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

Highways No comments received

Bainbridge Parish Council No comments received

Head of Visitor Services No comments received

Area Ranger (Lower Wensleydale) **"**The proposed development at the Thorns site would directly affect public right of way number 20.81/40 (footpath) which runs through the former farm yard area (see map sent via email). The location of proposed Barn C (Storage Workshop) and one of the proposed tree planting areas would be over the line of public right of way number 20.81/40. The public right of way would have to be legally diverted through a diversion order at the applicant's cost prior to granting planning consent or any construction works commencing. The Rights of Way Officer and myself can provide further information, if required and have met the applicant on site to discuss the diversion procedure. In the meantime, the line of the public right of way must remain unobstructed and available for use by the public."

Trees & Woodlands On the proposed tree plan there is a vehicle drop off area shown directly adjacent to an existing tree. The construction of this needs to be very carefully thought about to prevent future impacts on the tree. A 'no dig' solution with permeable surfacing is recommended along with details of the proposed orchard and successional planting

Wildlife Conservation Officer Proposal represents an improvement in terms of what has happened in the past with effluent from animal waste at Thorns Farm washing directly into a stream feeding Semer Water.

Email dated 25 June 2024 stated Drawing No. THN-P-107 (dated '24 06 14') shows the outflow from the sewage treatment plant discharging into a drainage field that is separated by at least 50 metres from the stream and indicates tree/shrub planting between the drainage field and the stream. It may be anticipated that the planting should help buffer the stream from nutrient enrichment. The proposals (with the discharge to a drainage field and not into the stream) are not likely to lead to harmful nutrient enrichment of the SSSI.

Final comments on 26 July 2024 stated that to overcome the wildlife conservation team objections, the applicant has opted for a package treatment plant with the outflow into the field as opposed to the original proposal of the discharge being into a stream flowing into the tarn. The change appears acceptable in that it removes the pathway that could have led to pollution of the lake. It is important to ensure the buffer between the drainage field zone and watercourse is maintained with vegetation that would tend to impede flows of water out of the drainage field zone to the watercourse. This could be rough grass but some tree/shrub planting eg willows, would be at least as effective if not more.

Fire Officer No objection/observation. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority 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 Fire Authority.

Environmental Health No objection in principle. A condition is recommended requiring a preliminary risk assessment (Phase 1 contaminated land desk study). Also, a Construction Environment Management Plan is recommended to dove-tail with the Phase 1 study. Informative notes are also recommended in respect of the importation of soil, radon protection and the need to liaise with Environmental Health and Building Control for rules of sewage disposal systems.

Public Responses

Public responses received at the time of writing: 3

10. The application was advertised by site notice on 18 December 2023. Three objections have been received (one of these from Friends of the Dales), raising the following points:
    - The work carried out to date is more than a conversion
    - The proposal is not in character with the area.
    - Design concerns in respect of the large, glazed window
    - Staff housing and guest accommodation would harm local employment opportunities
    - Concern about part-retrospective nature of the development
    - Concern over trespass on separately owned land to access the lake
    - Increase in traffic if opened up to the public in future
    - Impact on biodiversity and tranquility
    - A new building for visitor accommodation is tantamount to a new dwelling in the countryside

Assessment

Key Issues:

- Principle of development
- Landscape and Visual Impact
- Nature Recovery
- Sustainability
- Parish Council comments
- Equality Act

Principle of development

11. The statutory purposes of National Parks are set out in Section 61 of the Environment Act 1995. They are, to conserve and enhance the natural beauty,

wildlife and cultural heritage of National Parks; and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park, by the public. In section 62(1) of the Act, the Authority has a duty to seek to foster the economic and social well-being of local communities with the National Park. Section 245 of the Levelling Up and Regeneration Act 2023 requires the Authority to further National Park purposes in exercising or performing any function, where this will affect land in the National Park.

12. 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:
    - SP2: National Park purposes
    - SP3: Spatial strategy
    - SP4: Development quality
    - BE1: Business development sites
    - BE2: Rural land-based enterprises
    - BE3: Re-use of modern buildings
    - C3: Rural worker housing
    - T4: Visitor facilities
    - T5: Indoor visitor facilities
    - W1: Wildlife sites, species, and networks
    - W2: Biodiversity enhancement

13. Policy SP2 sets out the statutory purpose of the National Park, of:
    a) Conserving and enhancing natural beauty, wildlife, and cultural heritage
    b) Promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

14. Policy SP3 seeks to direct development to the most sustainable locations unless there is special justification for it to be located elsewhere, whilst SP4 ensures design is high quality and avoids harmful impacts. Policy C3 aims to safeguard the countryside by preventing avoidable housebuilding outside towns and villages.

15. The business and employment policies support development of new ‘low impact’ business to encourage high quality jobs for young adults of working age, and support growth and diversification of rural land-based businesses that help to maintain the special qualities of the National Park and make better use of existing buildings for appropriate employment and business purposes.

16. The tourism policies support and encourage development that will help make the National Park a leading sustainable tourism destination, renowned for its local distinctiveness, improves the quality and variety of visitor accommodation, and improves the quality and variety of visitor facilities that extend the tourism season.

17. The National Planning Policy Framework attaches great weight to conserving and enhancing landscape and scenic beauty of National Parks (para 189). It supports the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed beautiful buildings and supports sustainable rural tourism and leisure developments which respect the character of the countryside (para 88). It recognises that some sites may be beyond existing settlements in areas not well served by public transport and in these cases, development should be sensitive to its surroundings, has an acceptable impact on local roads and exploits opportunity for more sustainability (para 89).

18. Objective E2 of The National Park Management Plan is to improve the quality, variety and marketing of the tourism 'offer' to encourage more visitors in the quieter months.

19. The proposal comprises the conversion of two buildings and the construction of two further buildings. Whilst the uses of each building are clearly defined, the scheme as a whole does not fit neatly into the provisions of a single Local Plan policy. The proposals also sit in the context of the wider land ownership of Wood End Estate. There has been an ongoing renovation project utilising traditional methods and materials throughout. The listed building at Wood End has been sensitively restored, 1.2km of drystone walling has been repaired and rebuilt, 32 gate holes rebuilt and new timber gates and posts installed and the clearance of tons of waste, plastic and machinery left on the land by previous tenants. The Design and Access Statement refers to a wider aim of planting up to 150 acres of woodland grazing and to create corridors of scrub planting to connect various habitats. As well as creating pockets of species-specific habitat for Black Grouse, a small herd of native shorthorns graze on the moorland for the benefit of ground nesting birds and plant biodiversity. The cutting of silage has stopped as has spreading of muck on the low lying fields, to protect and enhance the species rich wildflower meadows

20. A business vision statement has been submitted to support the application which sets out the intention for the Wood End Estate to deliver sustainable landscape management, the creation of tourism opportunities and the development of a venue for the pursuit of arts, crafts and making. The proposals as a whole find support from the principles in Policy BE2 where diversification of existing land based enterprises will be permitted where they assist the viability and beneficial aspects of land management. Whilst some of the wider proposals for the Estate fall outside the scope of this application, and a viability assessment has not been requested, the recent investment in land and buildings is evident. The application proposals would support the viability of the restoration work ongoing on the estate in general, in accordance with Policy BE2.

21. The application is part retrospective as the existing buildings on the site have already been renovated. The application documents note that the existing barns were in poor structural condition and work was required to ensure the ongoing usefulness of the structure. The D&A Statement shows an agricultural building in

poor state of repair. The stone barn was rebuilt using stone recovered from the site and the steel frame building was reclad. The buildings have been repurposed internally, with the creation of an open display space within the context of the agricultural and rural appearance. The reuse of the modern agricultural buildings for gallery and studio space meets with the requirements of Policy BE2 in providing a business and employment use. It complies with the criteria of that policy by :

- Being surplus to the requirements of the agricultural business, with traditional barns being used for animals elsewhere. Its repurposing does not result in the need for another building.
- Appearing appropriate in the surroundings, with the scale and massing of the agricultural buildings retained and mixing contemporary and traditional materials in a sensitive manner
- There is no additional external storage
- Parking is redirected to a less sensitive part of the site and whilst there will be activity from the proposed use it is not more than an agricultural use of the barns
- The proposal complies with SP4 as set out elsewhere in the report.

22. The proposed Gallery and studio space contained in Buildings A and B provide indoor visitor facilities as supported by Policy T5 of the Local Plan. The visitor attraction would be unique in attracting visitors to a design and conservation led environment. Whilst comprising a stand alone facility, the gallery would enable the wider diversification of the estate and contribute to the enjoyment of the National Park through art.

23. Building C is to be used as a workshop on the ground floor, together with a two bedroom staff accommodation unit above and a two bedroom visitor unit. The application documents describe the proposed new workshop and accommodation as an integral part of an overall wider vision for the tourism-related business and the provision of this additional building is intrinsic to the gallery/studio function. It will enable the day-to-day running of the gallery, studio and holiday let accommodation.

24. Building D provides two further units designed to accommodate visitors. On their own, they would not comply with Local Plan policy. However, there is a recognition that the proposed self-catering visitor accommodation does support the overall diversification of uses which brings wider benefits to the local area.

25. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Whilst having policy support for some elements, not all aspects of the uses proposed on the site fit neatly into the Local Plan policies. However, taking the Local Plan as a whole, it is considered that there are sufficient grounds for the application to be considered favourably. Policy SP1 states that the Authority will presume in favour of development which is sustainable, including where it makes the

National Park a high quality place to live and work, contributes positively to the built environment, conserves or enhances the landscape character through use of high quality design, improves biodiversity, and conserves and enhances the historic environment. The development does achieve these objectives and potentially provides a world class facility in the National Park setting. In accordance with SP2, the provision of a tranquil space to enjoy world class art inspired by the National Park, together with the creation of a sustainable environment does further the purposes of the National Park.

26. On balance, officers consider that the proposals do not conflict with the objectives of the Management Plan and the strategy of the Local Plan taken as a whole.

Landscape and Visual Impact

27. Policy SP4 requires all new development to be of a high quality design, which reflects local distinctiveness. The reuse of the existing buildings has already been implemented and the resulting scheme shows an understanding of the principles of traditional design while integrating contemporary and traditional materials. The character of the agricultural context is retained in the scale and massing of the buildings. The design is of a high quality in a sensitive rural context.

28. The application proposal will add Buildings C and D to create a courtyard around the water channel. These buildings will follow the scale and design principles set by the original buildings on the site.

29. In terms of the impact on the landscape, the site is already screened by gradient and mature trees. The application includes additional tree planting, mimicking the nearby species and including Alder, thorns and a mix of beech and sycamore. The parking is set away from the buildings to reduce the impact of both cars and activity on the landscape. The proposals integrate well into the site and the surrounding context, in accordance with Policy SP4.

Sustainability

30. The proposal includes a drainage strategy which has been discussed in full with the Wildlife Team who have given their support. Foul drainage at Thorns will be dealt with by a Package Treatment Plan (PTP) to discharge into a drainage field on the site. There should be no detrimental effect to the SSSI. The site is not within a nutrient neutrality area, but Natural England (NE) requested nutrient neutrality on this site to mitigate any negative downstream impacts on the degraded Semerwater SSSI. The drainage scheme will be controlled by condition. The proposal has also stopped negative farming practices that were harming the SSSI and the applicant's ecologist identified significant ecological improvements in the stream that runs through the site.

Nature Recovery

31. The application was validated in 2023 and there is no requirement for Biodiversity Net Gain. However, the application is supported by an Ecological Appraisal. There are no statutory protected sites which are connected to the site such that site development would directly affect them.

32. Semer Water SSSI to the south is connected to the site by a stream through the site. The report notes that the proposal represents an improvement through the removal of the previous use where the stream was subject to effluent flow from the farm buildings, sileage clamp and sheep handling/treatment pens to the North of the site. These now no longer exist as potential threats to the streams ecology.

33. These factors together with the additional planting represent biodiversity enhancement in accordance with Policy W2.

Parish Council Comments

34. The Parish Council were consulted and have not made comment.

Equality Act

35. 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.

36. 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

37. The proposal provides a unique visitor facility within a complex of buildings of high quality design. Whilst some elements (the staff and visitor accommodation) would conflict with policy on their own, it is considered that significant weight can be accorded to the overall proposal and business vision of which these elements are an integral and dependent part as it will result in a range of benefits including economic growth, the renovation of buildings and support for the land management of the wider estate consistent with National Park purposes and objectives. The access and parking arrangements are acceptable and there are no neighbour amenity issues. Renewable energy and suitable drainage can be secured through conditions.

Recommendation

38. It is recommended that permission is GRANTED subject to conditions including the following:

- Standard time limit
- The development hereby permitted shall not be carried out otherwise than in conformity with the plans and documents submitted as part of the planning application.
- The holiday let accommodation hereby permitted shall only be occupied for the purposes of short-term holiday letting accommodation, and shall not be occupied by any one individual, family or group for a period exceeding eight weeks in any three month period.
- The owner/occupier shall maintain an up-to-date register of the name of all occupiers of the residential accommodation and their home address and shall make this register available to the Local Planning Authority within 14 days of receipt of written request.
- The staff accommodation and short-stay holiday let accommodation hereby permitted shall remain ancillary to the Thorns Farm indoor tourism facility and shall not be sold off or occupied independently of the Thorns Farm tourism facilities that are the subject of this planning application.
- The provision of a Package Treatment Plant (PTP) with tertiary treatment for phosphates
- Contaminated Land – an assessment of the risks from contamination on site to be undertaken and submitted for approval. If contamination is found or suspected at any time during development that was not previously identified all works shall cease and the local planning authority shall be notified. Where remediation is necessary a scheme for the remediation of any contamination shall be submitted and approved by the LPA before any further development occurs. The development shall not be occupied until the approved remediation scheme has been implemented and a verification report detailing all works carried out has been submitted to and approved in writing by the local planning authority.
- Dark Skies conditions

Informatives

Possible Private Water Supply
Septic Tank/Package Treatment Plant
Radon Protection

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Yorkshire Dales National Park Authority

Committee: Planning

Date: 15 July 2025

Applicant: Mr Burcher

Parish: Grassington

Officer: Claire Hodgson

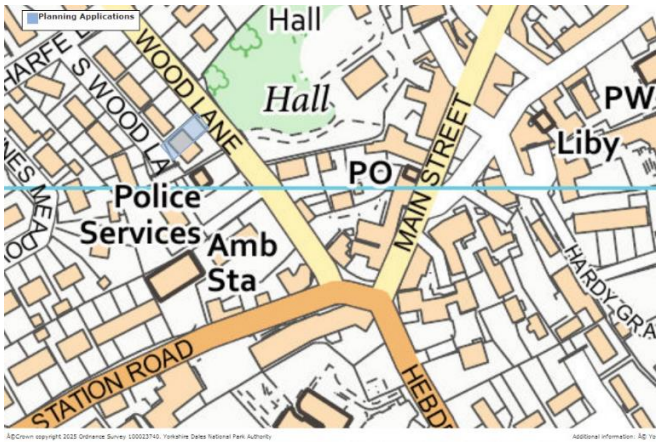
Application No: C/33/161A

Site Address: 13, South Wood Lane, Grassington, Skipton, BD23 5NA

Proposal: Householder planning permission for conversion of existing garage into bedroom and en suite, existing rear extension to be rebuilt full width of the existing property, alterations to existing fenestration and proposed external door to side elevation, existing external pebble dash render to be painted and existing windows to be painted / replaced, installation of solar panels to the existing roof, and air source heat pump.

Purpose of Report

1. That Members APPROVE 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 application has been submitted on behalf of an employee of the Authority and objections have been received.

Application Site

3. 13, South Wood Lane is an interwar pebble-dashed, semi-detached house, one of the final pair at the end of a narrow cul-de-sac. It has previously been extended to the side and rear. South Wood Lane lies in the area to the west of the Market Square in Grassington.

Proposal

4. This application seeks permission for the conversion of an existing garage into a bedroom/gym and en-suite, the rebuilding of a rear extension to create a new full-width extension, the installation of solar panels and an air source heat pump, alterations to existing fenestration and side door, and the painting of the existing external pebble dash.

Relevant Planning History

5. The current rear extension was granted permission under reference YDS/33/161 on 13 January 1981.

Consultations

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

Wildlife Conservation Officer – application complies with policy W1, not with policy W2. [NB Wildlife enhancement measures required under policy W2 can be conditioned.]

Highways – recommends refusal due to the absence of adequate on-site parking. South Wood Lane is a private road and therefore Highways can only offer advice.

Environmental Health – no known contaminated land implications regarding the proposed development and has not identified any environmental protection issues that give cause for concern.

Grassington PC – objection for the following reasons:

- Only parking provision for 1 car which would cause huge congestion;
- Property is used as an air bnb so negative impact to housing policy;
- Over development – damage to the environment by over developing this area;
- Cars parked would block access for emergency vehicles to other properties;

- The noise created from the heat pump;
- Strong resident objections with the Parish Council support.

Public Responses

Public responses received at the time of writing: 3

7. A site notice was posted on 28 March 2025. Public responses are summarised below:
   - Objections to the air source heat pump on both aesthetic grounds [it was originally to be sited on the front elevation of the property, now relocated to the rear] and noise.
   - Objections on the grounds of parking and access problems on South Wood Lane. The loss of the garage and parking space would exacerbate the parking problems on the narrow lane which impede access of emergency vehicles, delivery drivers and others.

Assessment

Key Issues:
- Principle of development and planning policy
- Design and visual impact
- Effect on neighbours
- Wildlife enhancement
- Sustainability
- Parish Council comments
- Equality Act

Principle of development and planning policy

8. This is a householder application for the extension and alteration of a dwellinghouse and therefore considered chiefly under SP4 (Design quality) of the Yorkshire Dales National Park Local Plan (2015-2030). Polices W1 and W2 (Wildlife species and Biodiversity enhancement) are also relevant.

Design and visual impact

9. The proposal seeks to replace the current single storey rear extension, which sits at right angles to the host building, with a full-width single-story extension to form a large kitchen/living/dining area. Large patio doors and full-height window will light the room along with three skylights. A side door will replace a current side door currently located in the main house. Originally a flat-roofed box-style extension was proposed; this has been amended to a pitched roof, hipped to the north-west along the line of the host building's hipped roof thereby responding more positively to the existing building and reducing the massing of the extension.

10. Most of the houses on South Wood Lane have undergone extensions of various sizes and designs. Whilst this is a large extension on an already extended house, it is not publicly visible and will not adversely affect the character or appearance of the surrounding area. The proposed materials, including the use of pebble dash and stonework to match existing, with uPVC and aluminium windows and doors, are similar to those of the current house and to others within the street.

11. Therefore, it is considered that the proposal meets the design criteria set out in policy SP4.

Effect on neighbours

12. Neighbour concerns, and the objections from Grassington Parish Council, have focused on two issues – parking congestion on South Wood Road and the installation of the air source heat pump.

13. South Wood Road is an unadopted lane, narrow by modern standards. As the houses have been extended, private parking space has been lost and pressure for on-street parking has increased. As a cul-de-sac, vehicles need to turn round and there is a small turning area opposite number 13 and its neighbour, an area sometimes also used for parking.

14. The current garage is proposed for conversion to bedroom/gym and en-suite under this application, was part of an earlier extension carried out in 1981. Internally it is 4.5 by 2.8 metres, reflecting an era of smaller vehicles than those of today, and is smaller than a standard parking space as prescribed by the Highway Authority. This leaves one standard parking space on the property immediately in front of the garage which measures 4.8m x 2.4metres. The removal of the air source heat pump from the front of the property in the amended plans means this parking space is now proposed to be retained.

15. As an unadopted road, the Highway Authority can only advise on the application. They have advised refusal based on the lack of parking as there is only one space and North Yorkshire Council's interim parking guidance is that a house of four bedrooms or more requires a minimum of three parking spaces. However, the house is already a four-bedroom house with one parking space. As the old garage is too small to use as a garage, its use as a habitable room will not affect the number of off street parking spaces available. Furthermore the garage could be converted to a habitable room under permitted development (The Town and Country Planning (General Permitted Development) (England) Order 2015, part 1, class A) without the requirement for planning permission. Therefore, it is considered that a lack of off street parking would not be a sustainable reason for refusing permission.

16. The issue of noise created by the running of air source heat pumps has been raised. In the amended location on the rear of the extension, the noise level of the

proposed unit for the nearest habitable room of a neighbouring property is within the acceptable levels of the MSC 020 (Microgeneration Certification Scheme) standard being approximately 40.3dB(A) (below the acceptable level of 42dB(A). Therefore it is considered that the operation of the heat pump is unlikely to have an undue effect on the amenity of neighbouring residents.

Sustainability

17. The addition of solar panels and the replacement of the heating system with an air source heat pump will improve the environmental sustainability of the house in line with policy SP4 paragraph d).

Protected species and wildlife enhancement

18. A bat statement was submitted with this application. The Wildlife Conservation Officer considers that from the photographs and description provided within this statement, it is considered unlikely that roosting bats will be affected by the proposal. An informative will be added to any permission granted in case roosting bats or nesting birds were found during works.

19. No biodiversity enhancement has been submitted with the application. This can be secured by condition so that two bird or bat boxes would be installed within six months.

Parish Council Comments

20. Grassington Parish Council was consulted initially and on the amended plans. It has been confirmed that Parish Council did not wish to change the objection or comments submitted in the first instance for this application. The comments relating to parking and access on the road have been addressed above, as have concerns over the air source heat pump. In terms of over-development, there are precedents for such development in the street and the size of the proposed rear extension has been addressed in the design section above. The Parish Council believes this property is used as an Airbnb however the property is used as a permanently occupied dwelling.

Equality Act

21. 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.

22. One of the residents of the property is visually impaired and it is understood that the purpose of converting the garage is to create a multi-use space which could be a

bedroom and provide an accessible space for that family member. A designated quiet room is required to use computer screen reader software and to exercise safely with safe access to a shower and toilet. Mobility may worsen over time and a downstairs space will provide for the future.

23. It is considered that the proposal would benefit a person with a protected characteristic, advancing opportunities for them, and as such weight should be accorded in favour of the proposal.

Conclusion

24. The proposed extension and alterations to 13 South Wood Lane are similar to the development of other houses along the cul-de-sac, most of which have seen alteration and extension over time. Amendments to the initial proposal have improved the location of the air source heat pump and lessened its potential effect on neighbours and the streetscene. This has also ensured that the current parking space is retained. Whilst the parking and access issues on the street are acknowledged, the proposal is unlikely to further exacerbate these. The proposal would also benefit a person with a protected characteristic under the Equality Act, a significant factor in its favour. Therefore, it is considered that the proposal meets with polices SP4 and W1 of the Yorkshire Dales National Park Local Plan (2015-2030) and will meet condition W2 via condition.

Recommendation

25. It is recommended that permission/consent is GRANTED subject to conditions including the following:

- Lighting to meet Dark Sky standards
- Installation of bat or bird boxes in line with policy W2
- Solar panels to be matt black
- Maximum decibel level of the air source heat pump

Yorkshire Dales National Park Authority

Committee: Planning

Date: 15 July 2025

Applicant: Mr Brian Steadman

Parish: Sedbergh

Officer: Nicola Dinsdale

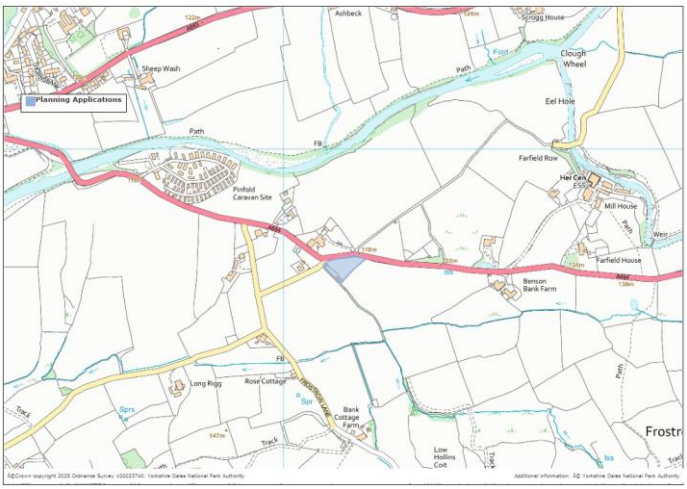
Application No: S/03/773

Site Address: Land off Frostrow Lane, Garsdale Road, Sedbergh (GR:367136,491712)

Proposal: Full planning permission for erection of 1no. single-storey local occupancy dwelling with associated curtilage and parking, partial demolition of existing stable and creation of new public pedestrian right of way

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 reasons: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take and the application has been called to Committee by Mrs Bateman and the public interest reason given is that the proposal has some merits which will have a positive impact on the primary and secondary purposes of the National Park.

Application Site

3. The site is a 0.75 acre field situated approximately 800 metres to the southeast of Sedbergh. The field includes a stable block, surfaced yard and drive situated along its west perimeter. The access to the highway is at the junction of the unclassified Frostow Lane and the A684. The field is partly bound by the A684 which passes along its northern perimeter and is enclosed for the most part by a fenced hedge with dry stone wall sections. Several trees are situated along and within the site boundary. A public right of way passes to the west just outside the site. A United Utilities sewer passes through the site.

4. The stable block was granted planning permission (ref. Y8/77/5068) in 1977, however the building as constructed appears to be much larger than originally approved. In addition, a large shipping container is sited on the land underneath a large tree on the west perimeter of the site. The container is unauthorised but is understood to have been on site in excess of 10 years and is therefore likely to be immune from enforcement action.

Proposal

5. This application seeks planning permission for the erection of 1no. single-storey local occupancy dwelling with associated curtilage and parking and the partial demolition of the existing stable block with the retention of three bays. In addition the proposal inlcudes the creation of a new public pedestrian pathway to pass along the inside of the north boundary of the field with a new opening created within the hedge and fence at the north-eastern corner to enable access to the highway (A684) and Frostrow Lane to the west.

6. The proposed dwelling would have an offset plan form with an approximate overall length of 13.5 metres by 9.2 metres and will incorporate a kitchen/dining area with a living room, two bedrooms, a bathroom, utility room and hall. The building would be clad in local stone with larch timber panels and covered in blue slate, with a dual pitched roof form, which is hipped on the north-east side. The dwelling would have an open sided canopy with supporting post overhanging the southwest entrance and an open canopy on the northeast elevation detailed as bin storage. Solar panels are shown on the south facing roof slope.

7. The dwelling would have a large private amenity space with a courtyard and parking for three cars. The stable would be reduced scale to incorporate three bays, with one indicated as forming a plant room.

8. The excavated earth from the construction works, would be re-distributed within the field to the east of the proposed dwelling and the land re-graded to form a landscaped embankment that would be supported by a gabion retaining wall. Native tree planting is proposed.

9. The footpath would have a permeable bonded surface and would create a level access path that would provide a mostly off-road link joining the two parts of Frostrow Lane and would cross the A684 on the corner of the field's northeast perimeter. The pathway would be bound by the existing roadside hedge to the north with a new native hedge planted along its south perimeter with a section of the existing boundary fence and hedge removed to provide an opening.

Relevant Planning History

10. The following applications are relevant:

Y8/77/5068 OS Plot 1373.	The erection of loose boxes and hay store for keeping horses on Approved – Conditional 30/12/1977
Y8/89/3/184	Outline planning permission for erection of one dwelling. Refused 21/02/1990

Consultations

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

Waste and Environmental Services No response received.

Environmental Health No response received.

Fire Officer No response received.

Highways Concerns raised about visibility at the eastern end of the proposed right of way for pedestrians and approaching traffic, although some plans show the new hedgerow set further back from the highway.

Although the design of the footway would benefit everyone, the applicant is asked to consider including a standard minimum 2m wide footway alongside the carriageway, along the stretch of the hedgerow instead. This would then eliminate the issue of pedestrian visibility as represented by the current proposal and there will no obstruction caused by the hedgerow, the Local Highway Authority would maintain responsibility of the footway thereafter.

Additional details are required from the applicant and upon receipt of the amended plans a the Highway Authority will be better placed to provide full response.

Sedbergh PC "Members discussed the application, and resolved to support, with the condition that the right of way is created in advance of any development of the proposed single-storey dwelling, and that the right of way should be a formal public right of way and remain in perpetuity, and that the property should be local occupancy only, as noted in the application. Finally, Members noted the applicant's intention to retain and preserve the listed milestone marker."

Area Ranger (Western Dales) No objection Proposed development indirectly affects the PROW. The definitive map shows Public Footpath 568063 passing Northwest to Southeast along the boundary of the development area. The definitive line of the PROW must remain open, unobstructed and available to users during and after works. Materials or machinery must not be stored on the PROW.

Wildlife Conservation Officer No objection. The site is 0.30 ha, comprising a managed paddock of modified grassland. The site contains native hedgerow with trees and species-rich native hedgerow with trees. There are no irreplaceable habitats on site or any habitats of a very high distinctiveness. Site located in red squirrel buffer Yorkshire Dales complex. Bats recorded close to the site location: SE 04507 98969, semi-detached building, Vesper bat species, day roost.

The proposal includes biodiversity enhancement through the planting of at least three scattered rural trees, including Downy Birch (Betula pubescens), Wild Cherry (Prunus avium), Rowan (Sorbus aucuparia), Field maple (Acer campestre) and/or Aspen(Populus tremula). It is proposed a new 62m line of species-rich native hedgerow with trees is planted along the southern edge of the footpath and bat box and bird boxes attached to the building.

Trees & Woodlands No objection to the proposed development on the condition that the Arboricultural Tree Protection and Method Statement, as included in the Arb report by Cumbria Tree Surveys Arboricultural Consultancy, is adhered to, to ensure adequate protection of the trees during the development works.

A high number of the existing trees on site were surveyed as having a relatively low retention span due to poor form, health or defects (Cat C and U), and in time these trees will be lost from the landscape. Therefore, it is recommended that a landscaping plan is conditioned with any approval (preferably standards of 8-10 cm girth minimum), for the planting of new native trees within the wider site now, so that these are well-established before those currently on the site are lost, so as to maintain tree cover and ecological value for the future.

United Utilities Water Ltd Recommends that a drainage condition relating to surface water, drainage and mitigation measures is imposed on any planning approval. In

addition, a prior to occupation condition is reccomended to secure sustainable drainage at the site for the lieftime of the development.

A public sewer crosses the site and no building works will be permit over it. An access strip will be required for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

Public Responses

A site notice was displayed on 31 March 2025 and expired on 21 April 2025.
Public responses received at the time of writing: 6

12. Six public responses have been received supporting the proposal and are summarised below.
    - Any addition to the housing stock for local occupancy is supported.
    - The siting and design of this single storey dwelling is unobtrusive and blends well into its surroundings and offers some enhancement to the area and is a welcome addition to the Frostrow Lane area and more appealing than the existing.
    - The design is well thought out sensitive proposal, which would fit well into the landscape. Together with the existing stables the new house would make an attractive group of buildings with no harm.
    - The site is not in the open countryside, it is set within some scattered but grouped properties centred on Lane Ends and the Moss, with easy access to the highway.
    - The inclusion of a much-needed footpath will greatly enhance the safety of pedestrians on this very dangerous double bend on the busy A684, improving highway road safety on a notoriously difficult section of road for pedestrians. Numerous near collisions have been witnessed on this road due to the danger created by the sharp double bend at Moss House.
    - The proposed improvement would benefit all pedestrians many of whom walk from Sedbergh to Farfield Mill.
    - The addition of the path will also open up the footfall to Farfield Mill and make it a more attractive route for people.

Assessment

Key Issues:
- Principle of development
- Design and Landscape Impact
- Highways
- Nature Recovery

- Parish Council comments
- Equality Act

Principle of Development

13. The National Planning Policy Framework 2025 (Framework) sets out the government's planning policies for England and how these should be applied. The Framework states that the purpose of the planning system is to "contribute to the achievement of sustainable development." (Para 7) and to this end, three overarching objectives have been identified and all proposed development needs to demonstrate these in order to achieve it. These are economic, social, and environmental objectives with their aims stated. In the case of this application, the most pertinent are the social and environmental objectives which require all developments to "foster well-designed, beautiful … places" and "to contribute to protecting and enhancing our natural, built and historic environment." (Paragraph 8).

14. Paragraph 189 of the framework also specifies that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes 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. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

15. Section 5 of the Framework relates to "delivering a sufficient supply of homes" and addresses the supply and delivery of housing across the country. It refers specifically to rural housing and directs Local Planning Authorities to support rural settlements and communities through the allocation of exception sites for affordable and market housing. This site is not land designated for new housing.

16. With specific reference to rural housing, the Framework steers new residential development towards existing villages and settlements to maintain and enhance existing communities. Paragraph 84 – copied out below – is clear in stating that unless very specific circumstances are met, planning decisions should avoid the development of isolated homes in the open countryside.

    "Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
    a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
    b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
    c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential building; or

e) the design is of exceptional quality, in that it:

i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

ii. would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area."

17. The site is situated in the open countryside. The exception under para. 84 e does not apply as the proposed design would need to be of exceptional quality, truly outstanding, and significantly enhance its setting. The proposed design is not exceptional and does not meet this standard. No case for any of the above criteria to be used in support of this planning application has been made.

18. The Framework refers to design in its section "Achieving well-designed places" and states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the key planning and development process should achieve. Good design is a key aspect of sustainable development." (Para 131). The Framework goes on to provide 6 design criteria that all developments need to comply with in para 135. These principles have been translated into Policies SP1 and SP4 of the Local Plan.

19. Para 139 of the Framework states that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design" and adherence to design guides and local policies is advised.

20. The Yorkshire Dales Local Plan (2015-2030) addresses housing development through its spatial strategy, policies SP3 (Spatial Strategy) and Policy C1 (Housing in Settlements) and supports new housing development within the housing development boundaries of local service centres and service villages. The site is situated outside the Sedbergh housing development boundary and is in the open countryside, where new housing development is tightly restricted. Therefore, new build housing would only to be permitted outside of allocated sites or village development boundaries, where it would meet an exceptional need for affordable housing (policy C2) or, meet the needs of a rural based enterprise in accordance with policy C3.

21. Policy C2 relates to 'rural exception sites' and the provision of small-scale affordable housing. The proposed development is not for affordable housing as defined in the Local Plan or the Framework. In addition, the policy requires that housing exception sites are to be located on land within or adjacent to a settlement boundary. The application site is well outside the settlement boundary and does not satisfy the spatial requirements of the policy and therefore is contrary to Local Plan policy C2.

22. The submitted details place an emphasis on the site being previously development land (a brownfield site) and that the site is within a cluster of residential properties. However, the policies SP3, C1 and C2 do not provide any special dispensation for previously developed land (brownfield sites) outside of the housing development boundary that would override this. The proposed dwelling does not replace the existing building but would be built adjacent to it.

23. Local Plan policy C3 accepts housing outside of settlements where the functional needs of agriculture or some other essential rural based enterprise requires a full-time worker to reside at the site (i.e., animal welfare). The submitted application is for a local occupancy dwelling and no case has been demonstrated that there is any enterprise or functional need for a dwelling in this location and therefore policy C3 is not applicable.

24. The Yorkshire Dales Design Guide (2017), at 3.2.2 specifies that bungalows are rarely an appropriate form of dwelling in the National Park because their proportions conflict starkly with that of traditional buildings in the Dales. Bungalows have a large, often square, plan form, which results in a high, dominant roof shape. The proposed single storey building has a wide plan form and is not consistent with Dales vernacular.

The Footpath

25. In relation to the provision of the proposed footpath policies C11 and T4 are of relevance. Local Plan policy C11 aims to supports the development of new infrastructure that will increase the quality of life for those living, working, or visiting the National Park, whilst protecting the National Parks special qualities. Policy T4 encourages visitor facilities or services that help visitors to enjoy the special qualities of the National Park. Proposals that sustainably utilise the area's natural resources offering wider enjoyment without harming the National Parks special qualities will be permitted subject to conformity with other policies in the Local Plan. In accordance with national policy and echoed in policy SP2, where there is conflict between the National Parks statutory purposes, the purpose of conservation is given priority over its enjoyment by the public if there is conflict.

26. Policy SP4 relates to development quality requires that new development is high quality whilst avoiding harmful impacts and danger. The design of new development should be informed by and respond positively to the site, its surrounding context and landscape setting, so that the height, proportions massing, form, materials and appearance are sympathetic and complementary. Furthermore, the policy at g) relating to transport, specifies that development should prejudice highway safety.

Design and Landscape

27. The proposed single storey dwelling has a wide almost square floor plan and will be situated within the corner of an open field adjacent to the existing stable block. The building's roof form would have a shallow 25º roof pitch, at an overall ridge height of 4.5 metres, above the existing ground level. The field is reasonably flat and the land

levels will be regraded within the field, using the earth excavated during the build used to create a landscaped bunded embankment area that will be tapered down to existing land levels. The submitted drawings indicate the land levels adjacent to the dwelling will be increased by approximately 1.2 metres and supported by stone gabions. The increased land levels would partly screen the proposed building having approximately 1.1 metres of visible wall above the bund and meeting the solid roof tiles of the hipped roof from.

28. The dwelling as proposed would have a large footprint of approximately 124m² and would be set at a 90º angle to the stables positioned approximately 6 metres to the west and extends above its height by approximately 1.75 metres. The dwelling has been designed to have its main glazed outlook to the southeast overlooking the agricultural fields and would incorporate a solid masonry wall to the north, with roofed overhang canopy within the buildings northwest corner facing the highway. The building in these views due to its shallow roof pitch, one sided hipped roof form, together with the open sided canopy design, would appear at odds with traditional Dales building styles.

29. The existing stable would be reduced in scale, to incorporate three bays with an overall length of approximately 8.7 metres removing and will be of a comparable size and design to the stable originally approved in December 1977, removing the unauthorised element which would be a small improvement to the existing structure.

30. The main vantage point of the site would be from the highway on the approach to the site on the A684 from Garsdale. In these views the site is highly visible, the increased land levels intended to screen the development in this location would appear as an artificial sloping bund, that would be an incongruous feature that would be placed within this otherwise level basin.

31. The introduction of the proposed dwelling, the associated engineering operations to change the land levels and associated development when viewed in context with the pastoral agricultural fields and the existing trees within this out of village setting, would negatively affect the character and appearance of the locality. Although the bunded slope and associated landscaping would provide some screening of the proposed development, this in itself would be an unnatural feature and so would not overcome the visual harm of the development. The proposed dwelling would introduce a high intensity use, within the field adding to the stabling and storage. It is therefore considered that the proposed development in this location would have a harmful landscape impact and would negatively affect the dark night skies of the National Park and is contrary to Local Plan policies SP1, SP2 and SP4.

32. The proposed pathway would require a section of the hedgerow to be removed to enable an opening but based on the current proposal it would be well screened and would have a limited visual impact. However, the Local Highway Authority has raised

concerns relating to visibility accessing the highway for pedestrians at the footpaths eastern access where it joins the A684, which is discussed below.

Highways

33. The Highway Authority has not raised any concerns at this stage relating to the vehicular access off the A684 and Frostrow Lane. However, it has commented that although the proposed footway is of public benefit, concerns are raised relating to the visibility of oncoming traffic on the bend of the A684 for pedestrians, when accessing the A684 crossing point to the east side of the site. The HA has advised that consideration is given to an alternative scheme to construct a pathway alongside the carriage way to eliminate any obstruction of the highway caused by the hedgerow and the Local Highway Authority would maintain responsibility of the footway thereafter.

34. Although the revised scheme suggested by the highway Authority would inevitably result in the loss of the entire hedgerow that forms the existing northern field boundary thereby improving visibility, this in turn would increase the prominence of the site in its entirety and increase the visual impact of the development. No specific details have been submitted detailing any additional visibility splays. To date no revised scheme has been proposed and therefore the access to the highway must be considered based on the current proposal.

35. The proposed footpath would be accessed from the west by an opening within the fence set within the existing vehicular access. The main consideration is the new access on the eastern side of the field, on the bend of the A684. The A684 at this point has a speed limit of 40 mph, however the visibility of oncoming vehicles at the access for pedestrians and other users at the pointing of joining the A684 is limited.

36. Although the submitted drawings appear to indicate that there is a verge along the highway adjacent to the field there is actually very little grassed verge with the existing hedgerow for the most part directly abutting the highway. The visibility of the access when travelling from the west (from Sedbergh) on the approach around the bend is extremely limited, with the estimated visibility for pedestrians at approximately 20 metres and up to approximately 35 metres when stepping out slightly into the westbound lane (from the Garsdale direction). The estimated visibility when looking east along the highway towards Garsdale is about 100 -120 metres. When accessing the site from Frostrow Lane from the west, the visibility of oncoming vehicles from the Sedbergh direction, due to the ‘U’ bend in the road is much increased.

37. It is considered that the visibility of oncoming vehicles approaching the access and pedestrians would be very poor and is likely to post a risk to highway safety and is therefore considered to be contrary to Local Plan policy SP4.

Nature Recovery

38. As a means of biodiversity enhancement, it is proposed that bird and bat boxes are introduced within the site along with landscape planting and can be controlled by condition, in accordance with Local Plan policy W2.

39. The national Biodiversity Net Gain (BNG) regulations allow self-build as an exemption to the requirement to provide BNG. Therefore, provided the development is carried out in the manner defined as self-build by the regulations, there are no requirements for meeting the statutory BNG legislation. The proposed scheme specifically details that the proposal is for a self-build and provided that this is carried out as a self-build (and occupied by the builder) then there would be no requirement to secure habitat creation through statutory BNG.

Parish Council Comments

40. Sedbergh Parish Council supporst the application on the basis that the right of way is created in advance of any development of the proposed single-storey dwelling, and that the right of way should be a formal public right of way and remain in perpetuity. The Parish Council has also added that the proposed dwelling should be local occupancy only as noted in the application. Finally, it is noted the applicant's intention to retain and preserve the listed milestone marker.

41. The introduction of a new dwelling in this location outside of the housing development boundary fundamentally conflicts with both national planning policy and Local Plan policy. To allow a new dwelling in this location would undermine the Authority's housing strategy and would set an undesirable precedent for resisting similar un-planned, sporadic development.

Equality Act

42. 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.

43. 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

44. The proposed new dwelling would be located in the countryside outside of any settlement boundary. No case has been made or evidence submitted that satisfies

the exceptions for affordable housing or for a rural worker's dwelling in the Local Plan. The proposal is therefore contrary to the Authority's strategy for delivering sustainable housing development in the National Park (policies C1, C2, SP1, SP2 and SP3).

45. In addition, the introduction of a new dwelling, along with its associated curtilage, parking and change in land levels would introduce a significant amount of development on the site negatively affecting its character and appearance and that of the wider area. The introduction of a dwelling in this isolated location would adversely impact the natural beauty of this part of the National Park and the benefit of a single local occupancy dwelling would not outweigh the harm.

46. The proposed pathway would be open to the public and although considered to be a public benefit the pedestrian crossing would have very poor visibility at the crossing point where that pathway joins the A684. The pathway would form an intensified crossing place that would prejudice the safety of pedestrians and road users and is therefore contrary to Local Plan policies SP4, T4 and C11.

Recommendation

47. It is recommended that permission be REFUSED based on the following:

1. In the opinion of the Local Planning Authority, the proposed dwelling is not in a sustainable location for housing development and the proposal is not justified by an exceptional need, either as affordable housing or being necessary for a rural worker. To allow the proposal would set an undesirable precedent for permitting development in unsustainable locations that would harm the landscape and scenic beauty of the National Park and conflict with the objectives set out in the National Planning Policy Framework (2024) [paras. 8, 84, 189] and the strategy for delivering sustainable housing development in the National Park set out in Policies C1, C2, SP1, SP2, SP3 and SP4 of the Yorkshire Dales Local Plan (2015-2030). As such the proposal conflicts with the first statutory purpose of National Parks (S.5 National Parks and Access to Countryside Act 1949).

2. In the opinion of the Local Planning Authority the proposal does not respond positively to the site context and landscape setting or locally distinctive building traditions. The introduction of a dwelling, the change in land levels and associated development, represents a poorly designed, intensive and intrusive form of development in this isolated location that would detract from the scenic beauty and largely undeveloped pastoral and dark sky character of the area. As such the proposal is contrary to Policies SP2 and SP4 of the Yorkshire Dales Local Plan (2015-2030), the Yorkshire Dales Design Guide (2017), the guidance within the National Planning Policy Framework (2024) [paras. 8, 84, 139, 189 in particular] and the first statutory purpose of National Parks (S.5 National Parks and Access to Countryside Act 1949).

3. The introduction of a new pedestrian access from the A684 with poor visibility for pedestrians and oncoming traffic would prejudice highway safety, contrary to policy T4, C11 and SP4 of the Yorkshire Dales Local Plan (2015-2030) .