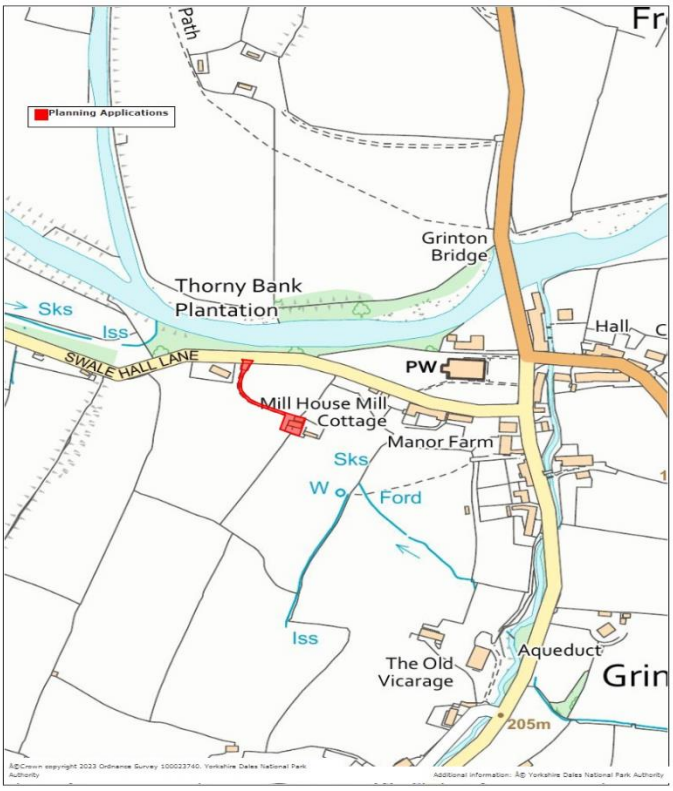
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Grinton
Date:	11 July 2023	**Officer:**	Matthew Lappin
Applicant:	Mr A Bell	**Application No:**	R/03/136A
Site Address:	Neddy Meadow, South of Swale Hall Lane, Grinton		
Proposal:	Full planning permission for change of use and conversion of existing barn to a short term holiday let and erection of replacement outbuilding		



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 to the south west of the village of Grinton, and is accessed from Swale Hall Lane. It is focused on a small group of agricultural buildings which sit

within a wider field used for informal grazing. The buildings comprise a modest, traditionally constructed barn with single storey, mono-pitch roof off-shut and a more modern storage barn which adjoins the other building to the north. There is an existing area of hardstanding to the immediate south of the barn, and a further open sided shelter to the east which falls outside the application site but is in the same ownership.

3. Access is via an established field gate and unsealed track from Swale Hall Lane. Footpath number 20.91/24 runs east west approximately 16 metres to the south of the application site. It is located within the wider Swaledale and Arkengarthdale Barns and Walls Conservation Area. A Scheduled Ancient Monument, a linear earthwork, is located 158 metres to the west of the application site.

PROPOSAL

4. Full planning permission is sought for the change of use and conversion of the existing traditionally constructed barn and off-shut to a short term holiday let, and the erection of a replacement outbuilding/storage barn on the site of the existing modern barn. The proposed accommodation will provide a single bedroom holiday let with ensuite bathroom, kitchen and living room. No new openings are proposed internally or externally. The mono-pitch roof of the off-shut is proposed to be raised by 50 centimetres to improve internal headspace. A conservation rooflight is also proposed in the off-shut to serve a bathroom.

5. External finishes comprise the existing stonework repointed and repaired where necessary with replacement artificial stone roof tiles to the main barn, replacing existing concrete tiles, and profile metal roofing for the off-shut. Timber doors and windows are proposed.

6. The replacement storage barn to the rear will be constructed of horizontal timber boarding with a profile metal sheet roof and solar panels on the south facing roofslope. The storage barn measures 8 by 4.5 metres, and 4.9 metres to the apex of the roof. It will accommodate a ride on mower for the wider landholding and a storage area for bicycles. The dimensions are the same as the existing structure on the site.

7. Parking for two cars and a modest turning space is proposed at the end of the twin wheeling access track adjoining the west elevation of the barn. Post and rail fencing will enclose the outdoor amenity space adjoining the south elevation of the barn.

RELEVANT PLANNING HISTORY

8. The following applications are relevant:

   R/03/136: Full planning permission for change of use of land from agricultural to camping site to accommodate the siting of 4 No. camping pods and 3 No. shepherds huts; conversion of existing barn to a short term holiday let; upgrade of the access track and provision of parking; demolition of outbuildings and erection of new storage/ancillary building and installation of package treatment plant.
   Withdrawn/Final Disposal 14/07/2022

CONSULTATIONS

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

   Wildlife Conservation Officer

No comments received.

Historic Environment Team
No objection. Recommend condition on provision of a written scheme of archaeological investigation.

Area Ranger (Swaledale & Arkengarthdale)
No comments received.

Natural England
No objection.

Chief Technical Officer Richmondshire DC
No comments received.

Fire Officer - Richmondshire
No comments received.

Clerk to Grinton & Ellerton Abbey Parish Council
Parish Council object to the plans on the following grounds:

- The barn is not a roadside barn and is not for local occupancy. It appears from the application to be for Market Housing.
- Concerns over increased traffic movements along Swale Hall Lane which is part of the Swale Trail.
- Noise to neighbouring properties and light pollution.

Highways - Richmondshire (North Yorkshire)
The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory as the required visibility of 2.4 metres x 45 metres cannot be achieved at the junction with the County Highway. In the opinion of the Highway Authority the intensification of use which would result from the proposed development is therefore considered to be unacceptable in terms of highway safety.

Chief Environmental Health Officer CEHO
Low potential impact by way of nuisance on neighbouring properties. Therefore, Environmental Health have no comments to make.

PUBLIC RESPONSES

Neighbour/interested parties' responses received: 2

10. The application proposals were advertised by site notice which expired on 01.01.2023. Two objections have been received, one in connection with the originally submitted plans and a second in relation to amended plans. The objections may be summarised as follows:

- This land was sold as agricultural land and should remain as such and not be developed.
- Holiday let is unnecessary as there is already plenty of other accommodation available nearby.
- Would have the potential to be transformed into a permanent residence by the back door.
- Unauthorised works have previously been undertaken.

- Increase in traffic on Swale Hall Lane which is already busy with traffic, bikes and pedestrians.
- Increase in noise pollution in what is a quiet area, and light pollution in a dark sky area.

ASSESSMENT

Key Issues:

- Planning policy
- Heritage assets
- Design and visual impact
- Highway access and parking
- Neighbour amenity
- Biodiversity enhancement
- Equality Act

PLANNING POLICY

11. 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 most relevant policies of the adopted Yorkshire Dales Local Plan (the development plan) are:

    L1: Heritage assets
    L2: Conversion of traditional buildings – acceptable uses
    L3: Conversion of traditional buildings – building treatment
    SP1: Sustainable development
    SP4: Development quality
    W2: Biodiversity enhancement

HERITAGE ASSETS

12. Policy L1 of the Local Plan considers development affecting heritage assets, including non-designated heritage assets such as traditionally constructed buildings. Policy L2 sets out the acceptable uses for the conversion of traditional buildings, including short term holiday lets. The policy also requires buildings to be within a settlement of group of buildings, or a suitable roadside location. This is defined as being adjoining a sealed or metalled road maintained by the highway authority, or with connection via an established unsealed road or track to such a road.

13. Policy L3 requires traditional buildings to be capable of conversion without substantial alteration or rebuilding, including limiting the size of any curtilage, minimising alterations to the internal layout and also restricting the number of new openings.

14. The barn at Neddy Meadow is a simple, traditionally constructed former agricultural building. The proposed conversion makes good use of the existing internal layout of the building including existing openings. A proposed extension has been omitted leaving only the main building and offshut being proposed for conversion.

15. Only a very limited number of new openings are proposed comprising a single conservation type rooflight on the mono-pitch roofslope of the off-shut. This is considered

to be necessary giving light to an ensuite bathroom. The design of replacement doors and window frames and the rooflight can be controlled by condition.

16. A modest curtilage is proposed around the barn, principally utilising an existing hard surfaced yard to the south of the barn. Two parking spaces and a modest turning area are proposed at the end of the existing twin wheeled access track to the west elevation of the barn. Parking, turning and track will comprise crushed aggregate. The track, although partly overgrown, is a pre-existing feature in compliance with policy requirements.

17. The barn has been subject to previous unauthorised works which were subject of enforcement action with the works being reversed following an appeal. Although this has resulted in a replacement roof and modern windows and doors being installed the overall form of the barn is unchanged. No works were undertaken to the offshut. The application proposals, through replacement windows and doors of a more sympathetic design, removal of existing external light fixtures and replacement roof, are considered to enhance the rural character of the building. All materials can be controlled by planning condition.

18. The replacement storage barn adjoining the main barn will be of a simple design utilising wooden boarding and a corrugated metal roof which has no proposed rooflights. An array of solar panels are proposed on the south facing roofslope. The size of the barn matches that of the existing structure on the site. A condition can secure dark, muted colours for external materials and matte black finish for solar panels and frames.

19. The application site is located 158 metres away from a Scheduled Ancient Monument comprising a linear earthwork. The Senior Conservation Officer has no objection to the proposal which is supported by a detailed Heritage Statement. The statement highlights the fact that the development site, and the wider field system that it sits within, is of archaeological significance and emphasises that any ground disturbance may reveal archaeological remains. It recommends that any such disturbance should be archaeologically monitored. A planning condition can secure a written scheme of investigation.

20. Overall the application proposals are considered acceptable in terms of the minimal impact on the significance of the heritage asset, the use of the barn, and the limited alterations proposed to the fabric of the traditional building. Access to the barn is also acceptable. As such they accord with the requirements of policies L1, L2 and L3 of the adopted Local Plan.

DESIGN AND VISUAL IMPACT

21. Policy SP1 sets out a general presumption in favour of sustainable development subject to a number of requirements including making the National Park a high quality place to live and work, and conserving or enhancing the landscape setting through high quality design and landscape planting. 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 be of a high design quality that reinforces local distinctiveness.

22. As already discussed the application proposals are considered to be sympathetic to the character of the former agricultural building in terms of the limited scope of works and materials proposed. The application site can be viewed from the footpath that runs to the south but it is considered that the proposed scheme would only have a limited visual

impact. As such the application proposals are acceptable having regard to the requirements of policy SP1 and SP4.

HIGHWAY ACCESS AND PARKING

23. Policy SP4 requires development proposals to provide an appropriate means of access and parking provision, and not to harm or prejudice highway safety. The highway authority has objected to the application proposals because of inadequate visibility splays at the entrance onto the lane. The provision of enlarged visibility splays would result in the removal and modification of a substantial section of existing dry stone wall, and earthworks to the bank. Such works, particularly within the Swaledale and Arkengarthdale Barns and Walls Conservation Area, are not a visually acceptable or practicable option.

24. A speed survey was undertaken on the lane in support of the previously submitted and withdrawn application for camping pods and shepherds huts. It showed that the lane was very lightly trafficked. The use of the barn as a one bedroom holiday let is considered to be a low key use that is unlikely to generate a substantial number of vehicle movements. In addition, onsite parking and turning is to be provided allowing vehicles to exit into the lane in a forward direction. The provision of the parking and turning area prior to the first occupation of the barn, and its subsequent retention, can be secured by planning condition.

25. Overall it is not considered that highway safety would be so prejudiced as to warrant refusal of the application proposals on highway grounds.

NEIGHBOUR AMENITY

26. Policy SP4 requires development proposals to respect the amenity of neighbours. Objections have been raised in regard to potential noise resulting from the use as a holiday let, and also from light pollution. The Chief Environmental Health Officer considers opportunities for disturbance from noise is likely to be low. Lighting can be controlled by condition. It would not be reasonable for the Authority to refuse permission on the basis that occupants of such a modest residential unit might generate noise that would disturb neighbours.

BIODIVERSITY ENHANCEMENT

27. Policy W1 of the Local Plan requires that adequate protection is afforded to protected species. Policy W2 of the Local Plan requires that proposals provide enhancements to local biodiversity. The application proposals have been supported by a preliminary ecological appraisal which found no evidence of roosting bats within the existing group of buildings. The survey also found the buildings to have negligible value as roosting sites. No other protected species were found.

28. The survey recommends mitigation which can be secured by planning condition. In addition, two nesting bird boxes can also be secured to enhance biodiversity. Overall, the application proposals accord with the requirements of policies W1 and W2 of the adopted Local Plan.

EQUALITY ACT

29. 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.

30. 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

31. The proposals are considered to be acceptable in terms of use, treatment of the heritage asset, limited alterations to fabric of the traditional building, visual impact and opportunities for biodiversity enhancement. Access and parking arrangements are also acceptable. The application proposals therefore accord with the policy requirements of the adopted Yorkshire Dales Local Plan (2015-2030).

RECOMMENDATION

32. It is recommended that permission is GRANTED subject to conditions based on the list below and a condition limiting use to short term holiday let only.

Time limit on planning permission

Development in accordance with approved plans

Removal of permitted development rights

Materials as per application

Design details specified

Submission of archaeology written scheme of investigation

Approval of window and door details

Approval of external lighting details

Approval of solar panel details

Parking and turning provision

Ecology mitigation measures

Mitigation of unexpected contamination

Short term holiday let occupancy