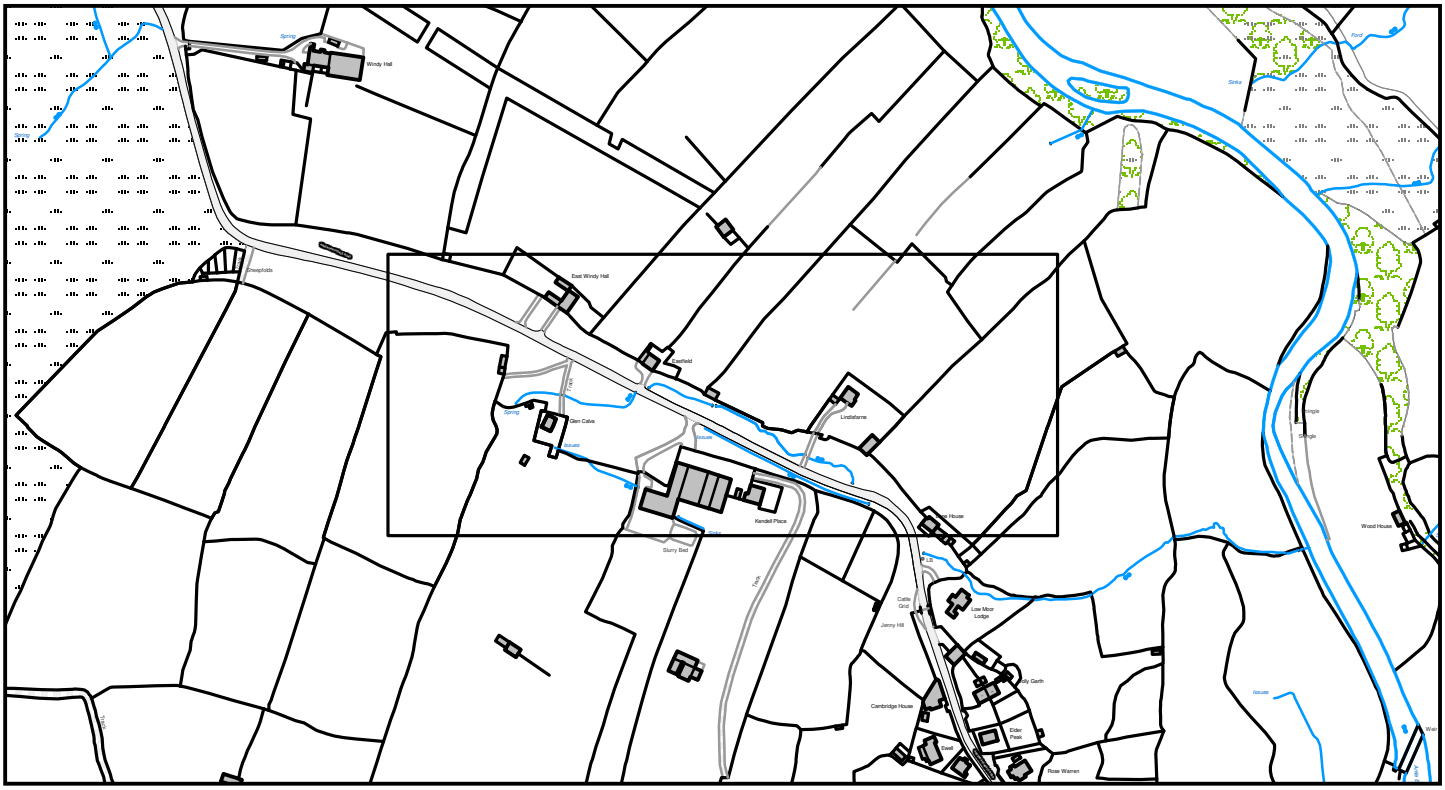
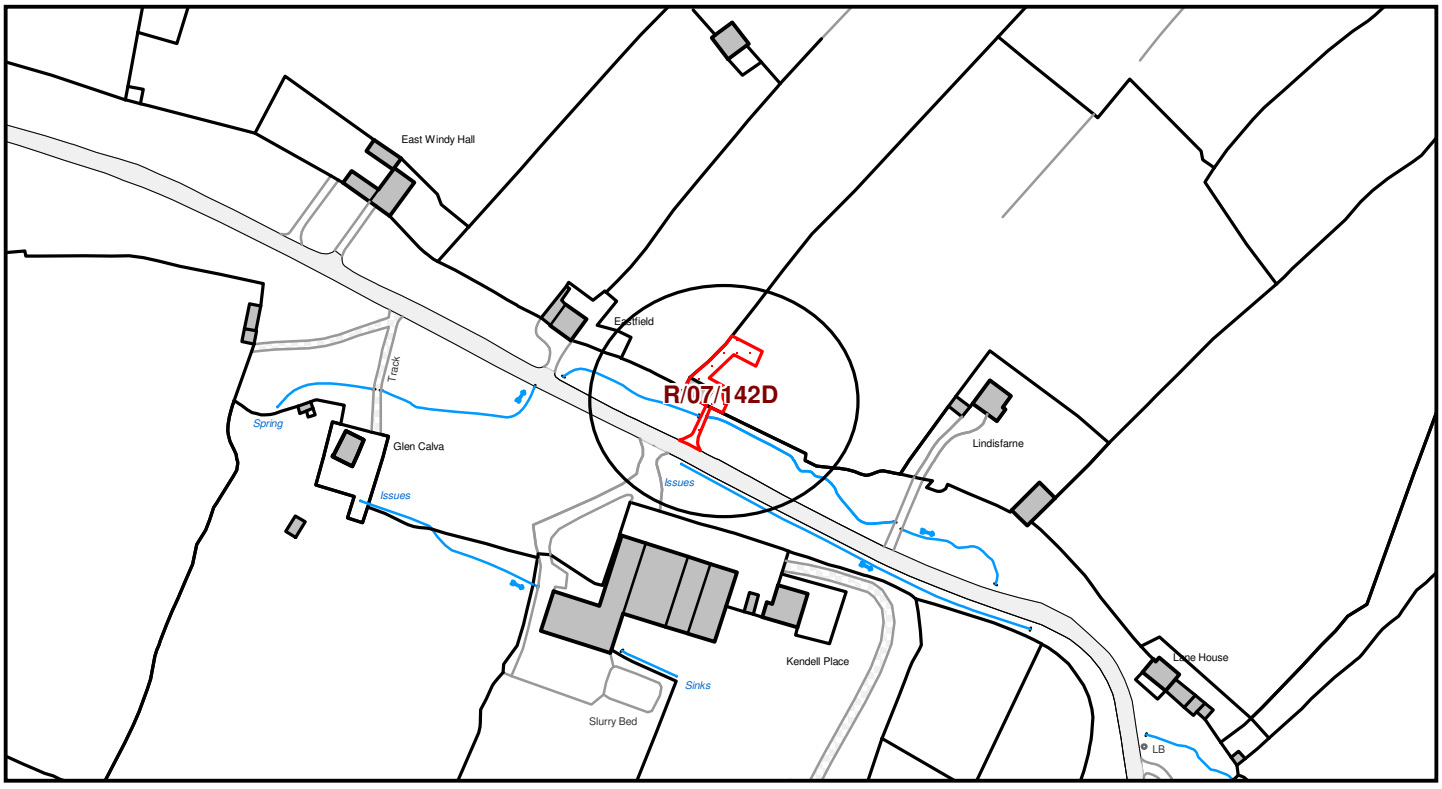
Yorkshire Dales National Park Authority

Application Code: R/07/142D
Committee Date: 12/02/2019
Location: Neddys Barn, East of Eastfield, Arkengarthdale Road, Reeth

07





FOR REFERENCE PURPOSES ONLY. NO FURTHER COPIES TO BE MADE

© Crown copyright and database rights 2017 Ordnance Survey 100023740.

Additional information: © Yorkshire Dales National Park Authority

Schedule No:7

Application No:	R/07/142D		
District:	Richmondshire		
Parish:	Reeth Fremington Healaugh		
Applicant's Name:	Mr Coates,		
Grid Ref:	NZ03450002		
Received by YDNP:	08/11/2018	**Officer:**	Michelle Clowes

PROPOSAL: **full planning permission for conversion of barn to create 1 no. two bedroom local occupancy dwelling or short term holiday let and installation of package treatment plant**

LOCATION: **Neddys Barn, East of Eastfield, Arkengarthdale Road, Reeth**

CONSULTEES

Reeth, Fremington & Healaugh PC	The applicant attended a meeting of the Parish Council on 22 October 2018 to inform the Councillors of his plans and his hope to continue to live in the Dale. The Parish Council were unanimous in agreeing that he deserves full support and they very much hope that the application will be favourably received.
Reeth and Arkengarthdale Ward	Gives whole-hearted support to this application.
Wildlife Conservation Officer	No objection subject to the application be carried out in accordance with the bat survey and biodiversity enhancement through the provision of bird nest boxes or bricks.
NYCC - Area 1 Richmond Highway Depot	No objection subject to conditions.
North Yorkshire Building Control	No comments.
Senior Listed Building Officer	No objection subject to conditions relating to the use of lime mortar, replacement roof slates to match existing on each slope and window, door, rainwater goods and flue colour references to be approved.
CEHO Richmondshire DC	No objection.
Fire & Rescue Service	No comments.
Historic England	No comments.
Area Ranger (Swaledale & Arkengarthdale)	There is unlikely to be any conflict caused by the development and the public right of way.
Natural England	No objection.
Environment Agency	No comments.

PUBLIC RESPONSES

5 emails/letters have been received from local residents objecting to the proposed development on the following grounds;
- conversions to holiday lets bring unwanted noise pollution, litter and increased traffic to an already congested area.
- the view from Eastfield House will be degraded along with the enjoyment of their front garden
- the access to this barn is known for being a natural flooding area
- barns should stay as barns
- the development will devalue Eastfield House
- the owner of the barn has been lobbying the Parish Council in order to gain planning approval
- Converting a barn of architectural and historical interest within a Conservation Area would destroy the building forever
- The plans show extensive alteration internally as well as some alteration externally
- Installing utilities at the barn will degrade the surrounding land
- The barn overlooks 2 private properties to its side and rear
- The Sandford Principle should be carefully considered and adhered to
- There are low cost properties currently for sale and standing empty that should be utilised before converting the barn.
- As the plans show 2 bedrooms, 1 with a double bed and 1 with a single, the building is too small for 3 person occupancy.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

L2(15) - Conversion of traditional building - acceptable uses

L3(15) - Conversion of traditional buildings - building treatment

W2(15) - Biodiversity enhancement

SP1(15) - Presumption in favour of Sustainable Development

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION
This application is reported to the Planning Committee as in the opinion of the Head of Development Management it is in the best interests of the National Park Authority that the application is considered by the Committee.

APPLICATION SITE
Neddy's Barn is a detached field barn located adjacent to Arkengarthdale Road on the outskirts of Reeth, within the open countryside. It is constructed of sandstone under a stone slate roof and dates from the 19th century.

PROPOSAL
Planning permission is sought for the conversion of the existing barn to either a holiday let or local occupancy dwelling. Internally accommodation would be provided in the form of an open plan living/kitchen/dining space on the ground floor with 2 bedrooms and a bathroom on the first floor above. An area of curtilage would be created to provide sufficient room for

1 car parking and turning space and a small patio area to the front of the building. A package treatment plant would be located in the field to the north east of the barn.

RELEVANT PLANNING HISTORY
There have been 4 previous outline planning applications seeking permission for the conversion of the barn to a dwelling (YD1/7/142, 142A, 142B and 142C) all of which were refused between 1989 and 1992. The reasons for refusal at that time related to the barn being located in the open countryside outside of any defined settlement, that the building may not be big enough for a dwelling and may result in the future need to extend the building or raise its roof, that the creation of curtilage would be harmful and that the applicant's personal situation did not amount to exceptional circumstances to warrant a departure from established policies of the time.

KEY ISSUES:
- the principle of the development
- design
- impact on character and appearance of the conservation area
- impact on neighbours
- impact on highway safety
- impact on ecology
- parish council comments
- other issues

THE PRINCIPLE OF THE DEVELOPMENT
The National Planning Policy Framework (NPPF 2018) sets out the purpose of the planning system: to contribute to the achievement of sustainable development. It directs planning authorities to avoid the development of isolated homes in the countryside unless certain circumstances apply. The circumstances listed include - "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" and "the development would re-use redundant or disused buildings and enhance its immediate setting."

The Yorkshire Dales Local Plan (2015 - 2030) aims to deliver sustainable development in the National Park context. It aims to achieve the conservation and enhancement of traditional buildings (heritage assets) by allowing them to be adapted or converted to new uses, providing the building and its landscape has the capacity to absorb them.

Policy L1 considers development affecting heritage assets. Traditional buildings may be designated as Listed Buildings or are considered to be 'heritage assets' despite not being designated. Proposals affecting undesignated heritage assets that are demonstrably of equivalent significance to designated heritage assets will be treated as though they were designated for the purposes of the policy.

Policy L2 is a strategic spatial planning policy (i.e. it governs where development 'should go'). It allows traditional buildings to be changed to residential and employment uses in certain locations (in existing settlements, building groups, or suitable roadside locations). Intensive uses will not be appropriate in buildings that are isolated in the landscape and a change of use only allowed in isolated buildings where there would be no material alteration to the exterior of the building or its surroundings.

Policy L3 considers the details of the conversion works. Proposals will not be allowed where they undermine the architectural and historic character of the traditional building and

its landscape setting. The building must have the physical capacity to accommodate the new use without significant extension or alteration or requiring new ancillary buildings.

A proposal to convert a traditional building to a new use must satisfy the requirements of all three policies.

As the building in question was constructed prior to the 20th century and has historical and architectural merit, it is considered to be a traditional building for the purposes of policy L2. The footnote to this policy clarifies that for a building to be considered roadside, it or its immediate curtilage, must physically adjoin the boundary of either a sealed metalled road maintained by the Highway Authority or a sealed metalled private road that connects to a road maintainable by the Highway Authority. Buildings that do not physically adjoin but are in close proximity to such routes or that are served by an established (since 1st July 2014) unsealed road or track will be considered, subject to the impact on the landscape. In this case, the building and its curtilage do not adjoin Arkengarthdale Road but as it is within 15m of the carriageway and the rear elevation faces the road, it is considered to have a visual connection and be in close proximity to the highway.

It is also worth noting that the site lies on the outskirts of Reeth where there is existing sporadic housing development. There are a number of properties surrounding the application site albeit a short distance away to the east, south and west including a large farm complex on the opposite side of the road. Although the barn sits on its own within a field, due to the presence of nearby buildings along Arkengarthdale Road, it does not appear isolated within the landscape. It is considered that the proposal would not be harmful to the landscape and would meet the objectives of policy L2 of the adopted Local Plan (2015 – 2030).

The location of the building in the Swaledale & Arkengarthdale Barns & Walls Conservation Area indicates that the building is an undesignated heritage asset of architectural and historic interest. The development proposals will therefore be required to demonstrate that they conserve or enhance its significance (see “impact on the character & appearance of the conservation area section” below).

DESIGN

Criterion e) of policy L3 of the adopted Local Plan (2015 – 2030) requires traditional buildings to be capable of conversion with no more than minor structural work. The barn retains its original/historic appearance externally and is in very good structural condition. Subject to a detailed methodology being secured by condition to demonstrate how the conversion would take place, including supporting the external walls, it is considered that the barn is suitable for conversion.

The application proposes a sensitive scheme that would predominantly work with existing window and door openings. Only 1 small conservation style rooflight would be inserted in addition within the north - eastern roofslope. The submitted plans therefore indicate that the building is capable of accommodating the new use without significant alteration and that the agricultural character of the building will be maintained, as required by policy L3 of the adopted Local Plan (2015 – 2030).

The existing access to the field would be utilised to enable vehicles to park beside the barn to the east. Currently timber sleepers straddle the watercourse that runs alongside Arkengarthdale Road to enable access and these would be replaced and upgraded to concrete sleepers. A small twin wheeling gravel track would then extend for approximately

10m to join the highway with the first section of the access being surfaced in tarmac as required by the Highways Authority. A small area of curtilage is proposed immediately adjacent to the barn to provide a sitting out area to the north - east. The conversion of the barn to a dwelling in either permanent or holiday occupation would have a minimal impact on the character and appearance of the surrounding landscape (policies L2 and L3 of the Local Plan).

IMPACT ON THE CHARACTER & APPEARANCE OF THE CONSERVATION AREA
The application site sits within the Swaledale and Arkengarthdale Barns & Walls Conservation Area. Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.

The Swaledale & Arkengarthdale Barns & Walls Conservation Area as its name suggests, was designated primarily for its distinctive barns and drystone walls associated with pastoral upland farming. Their contribution to the scenery and therefore the conservation area, is unusual in its landscape scale.

The building in question is a characteristic Dale's barn that is prominent in public views when travelling along Arkengarthdale Road or walking along footpath 20.75/19 to the east. However, the proposed conversion scheme has been sensitive to the character of the building and amounts to minimal external change to both the structure and its surroundings.

The agent has confirmed that electricity will be taken from the main electricity supply located to the north of the building and undergrounded to the building. The telephone line runs alongside Arkengarthdale road and will be taken off the nearest pole and into the building overhead. As this will not involve the provision of a new telegraph pole, this single wire connection is considered to be acceptable.

The new use of the building will ensure that the building survives as a remnant of the cultural heritage of the National Park. For these reasons it is considered that the proposed development will not have a detrimental impact on views in and out of the Conservation Area. As such, the scheme will preserve the significance of the barn and the wider appearance of the conservation as required by section 72 of the Act and policy L1 of the adopted Local Plan (2015 – 2030).

IMPACT ON AMENITY OF NEIGHBOURS
A number of objections have been received from local residents concerned about the impact of the proposed development. The nearest dwelling is Eastfield House located at a higher ground level further up Arkengarthdale Road. The front elevation of this building is approximately 39.5m to the north – west of the nearest flank elevation of the barn. No windows are proposed in this elevation of the barn. A field forms an intervening feature between the barn and the front garden of this property. The proposal would not harm the privacy or give rise to overlooking of Eastfield House. The devaluing of a property and right to a view are not material planning considerations. The remaining properties of Kendall Place (66m), Lindisfarne (80m+) and Glen Calva (100m+) are all further away from the application site and on the opposite side of the road or at a lower ground level. The proposed development is considered to be in compliance with policy SP4 in this regard.

IMPACT ON HIGHWAY SAFETY

The barn benefits from an existing field gate and twin wheeling's that have become somewhat overgrown. The existing sleepers over the watercourse and twin wheeling's will be upgraded to ensure safe access from the highway. This will present a small incursion across the common land that adjoins the barn to the South. This is the same arrangement for all of the other dwellings that exist on the northern side of Arkengarthdale Road that also have to cross the watercourse to reach their properties. The Highway Authority has no objection to the proposal, subject to conditions relating to the crossing of the highway verge and the provision of the access before the dwelling is first occupied. The landowner will need to ensure they obtain separate consent for the surfacing works to be carried out on the common land.

IMPACT ON ECOLOGY
A bat survey report accompanies the planning application. The existing barn does not support any bats or roosts. The Senior Wildlife Conservation Officer has no objection to the scheme providing that the development is carried out in accordance with the report's recommendations namely that measures are taken to minimise the risk to roosting bats should any be found before development commences.

Policy W2 of the adopted Local Plan (2015 - 2030) requires all new development that would have an impact on biodiversity to provide an on - site contribution to wildlife enhancement. Biodiversity enhancement in the form of 2 bat tubes built into the east and west end's of the barn is offered as part of the proposed development. Although this is welcomed the Senior Wildlife Conservation Officer has suggested 2 further bird nesting boxes/bricks would provide a proportionate amount of enhancement in order to satisfy the requirements of policy W2 of the adopted Local Plan (2015 – 2030). These additional boxes can be secured by way of condition.

PARISH COUNCIL COMMENTS
The Parish Council are in unanimous and full support of the application for the barn to be converted to either a local occupancy dwelling or holiday let.

OTHER COMMENTS
A number of local residents have raised concerns about the impact of the development on the existing watercourse adjacent to the barn. They have advised that the watercourse can flood in winter and therefore any proposal to bridge the watercourse to enable access to the barn may exacerbate the problem further. The site does not lie within a flood risk zone and therefore a flood risk assessment is not required as a result of this application. It is proposed to bridge the watercourse by substituting the existing timber sleepers with more durable concrete replacements. They will therefore be limited impact on the watercourse and the free flow of water will not be prevented. There is no justification to refuse the application on flooding grounds.

ANALYSIS AND MATERIAL CONSIDERATIONS
The proposed development would provide a new use for a traditional building which is compatible with its character, layout and landscape setting within the Swaledale & Arkengarthdale Barns & Walls Conservation Area. The principle of the development, design, access and car parking and impact on amenity and ecology are considered to be acceptable or can be adequately controlled by way of condition. The proposed development is therefore considered to be in accordance with policies SP1, SP2, SP4, L1, L2, L3, W1 and W2 of the adopted Yorkshire Dales Local Plan (2015-2030) and guidance contained within the NPPF.

Schedule No:7

RECOMMENDATION

It is recommended that permission is granted subject to a legal agreement restricting occupancy of the barn to local occupancy or holiday let use and the undergrounding of electricity lines and conditions to include the following:

1.Standard time limit
2.Accordance with approved plans
3.No demolition
4.No sandblasting
5.Roofing slates to be retained and matched
6.Approval of/compliance with details:
- pointing
- rooflights, windows and doors (including recess), rainwater goods, cills/lintels/jambs, flues and vents, boundary treatment, bin storage, car parking and access
7. Restriction on external lighting
9. Biodiversity mitigation requirements and enhancements
10.Highway conditions
11. Reporting unexpected contamination
12. Removal of permitted development rights

Informative
Separate consent will be required for works on common land.