

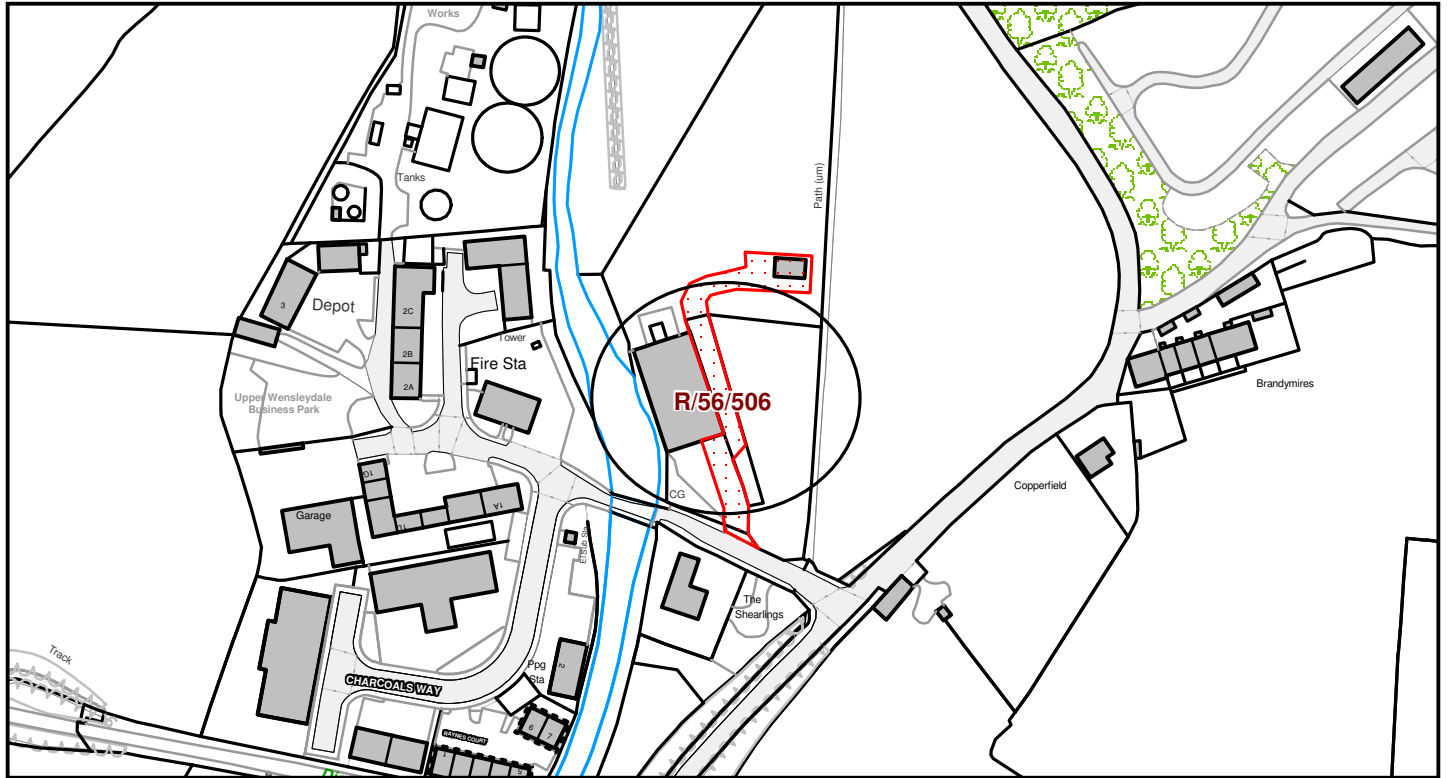
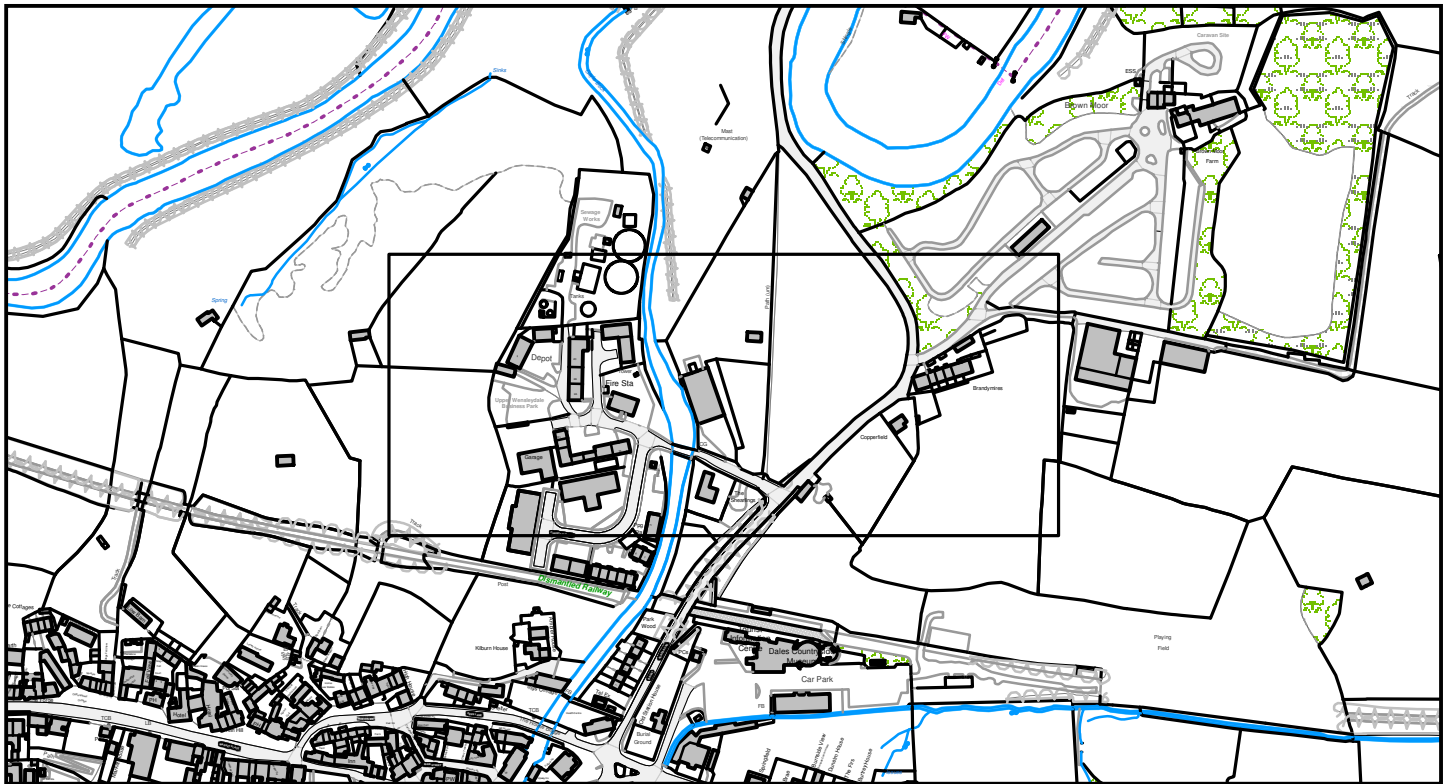
Yorkshire Dales National Park Authority

Application Code: R/56/506

Committee Date: 11/06/2019

Location: Barn north of The Shearlings, Harddraw Road, Hawes

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Application No:	R/56/506	
District:	Richmondshire	
Parish:	Hawes	
Applicant's Name:	Mr & Mrs A Iveson,	
Grid Ref:	SD87549008	
Received by YDNP:	21/03/2019	Officer: Michelle Clowes

PROPOSAL: full planning permission for conversion of barn to create a 3 bedroom local occupancy dwelling or holiday let with associated parking and curtilage

LOCATION: Barn north of The Shearlings, Hardraw Road, Hawes

CONSULTEES

Hawes & High Abbotside PC

The applicants, a local couple, Ashley and Katie, who have 2 young children attending Hawes Primary School, came to the Parish Council meeting and addressed the Councillors and 20 members of the public present. They are committed to remaining in Hawes for the rest of their lives and they have set their heart on converting the barn at The Shearlings / Charcoals and making it their family home.

It is located on Ashley's father's farm holding, his father being Neil Iveson, one of the most renowned of sheep dealers in the North of England. Ashley explained that he worked from home, using the Superfast Broadband service in Hawes, in a highly specialist position within the horse racing industry, but this occupation allows him some time to help his father gather sheep for sale at the various Auction Marts in the Yorkshire Dales and beyond, especially Hawes Auction Mart, or to supply them to customers on the firm's books. Accordingly the converted barn would be very convenient for this dual role. The extension proposed for the barn would be to provide a home office for his work. Katie helps part time at the local abattoir in Bainbridge and also provides a part time mobile hairdressing service.

Councillors noted that aspects of their work involves strongly supported the local and traditional livestock industry here in the Upper Dales. Several commented that this is exactly the type of young local family we need to retain in the Upper Dales, and reminded the meeting this is what the YDNPA in its policies and its

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public messages has been broadcasting in the media for 18 months now.

The Parish Council having heard from Ashley and Katie then went on to discuss the planning application. It was hoped the planning officer would not declare the barn as being “beyond the settlement and community of Hawes”, when it is reached off the road to the Upper Wensleydale Business Park, stands opposite the Community Fields, stands near the 120 unit Brown Moor Caravan site, sits neatly within the enclave of Brandymires, and is just 50 yards from the Hawes Fire Station and 200 yards from the Central Dales GP Practice Surgery.

Such a declaration would be a tad ill-informed and run at complete odds with what is accepted by the local community as being part and parcel of their town.

The barn has no further use in agriculture and indeed it has not been used in this way for some 15 years or more. The proposed conversion would give it a fresh and hugely important purpose by providing a dwelling for a local young family. The roadway to the barn is neatly hidden alongside the extensive lairage agricultural building used to hold sheep in transit.

Cllr. John Blackie reminded the meeting that this building was granted permission because it would blend in with the large units and workshops on what used to be known as the Hawes Industrial Estate, which forms its background. Minimal alterations to the barn other than adding a couple of windows and the home office extension are proposed which given the nature of the street scene would not look out of keeping with what is already there.

Parish Councillors were very disappointed with the outcome of 2 barn conversion applications in Hawes that were refused recently at Mike Barn, Appersett and Pike Barn at Ashes, and also at Low Abbotside, and others elsewhere in the Upper Dales especially as most of these were to provide a home for life for local young families. They trusted this time the YDNPA would reinforce its retaining / attractive young families initiative by offering a permission for this barn conversion as it ticks all the boxes for what it is trying to achieve.

Resolved – Hawes & High Abbotside Parish Council unanimously very strongly supported this planning application on the basis of the planning arguments

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Hawes, High Abbotside & Upper Swaledale Ward	No comments.
Wildlife Conservation Officer	No objection subject to conditions.
Area Ranger (Lower Wensleydale)	No comments.
NYCC - Area 1 Richmond Highway Depot	Recommends conditions.
North Yorkshire Building Control	No comments.
Senior Listed Building Officer	This barn a key feature in this location, along this very popular public footpath. It is not a roadside barn, but a landmark building set in the middle of a field, with a very fine landscape backdrop. The proposed domestic conversion of this building would therefore have a negative impact, in particular the creation of a residential curtilage with car parking, extension and new openings.
CEHO Richmondshire DC	The barn is located approximately 35m from a large agricultural building and approximately 85m from a business park and sewage works. It is therefore considered that there is the potential for some adverse impact on the amenity on the occupants of the proposed dwelling from odour and/or noise from time to time.
Fire & Rescue Service	The plans do not appear to demonstrate compliance with the requirement B5 of Schedule 1 to the Building Regulations 2000 (as amended), access and facilities for the fire service or B1 of Schedule 1 to the Building Regulations 2000 (as amended), means of escape.
Yorkshire Water Services Ltd	The site is within 100 metres of the boundary of Hawes waste water treatment works. However, given the location of the current barn i.e. within an agricultural livestock setting, it is unlikely that any malodour or flies originating from the works would cause a loss of amenity to future occupiers of the site. The application states that surface water will drain to soakaway and foul water to public sewer. The developer should note that there are no foul sewers in close proximity to the proposed development.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

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

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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 for the following reason; the recommendation of the Parish Council is contrary to the decision that the Head of Development Management proposes to take.

APPLICATION SITE

This application relates to a two storey traditional field barn located within a field to the north of Hawes town centre. It is constructed of sandstone under a slate roof. The barn is of local interest and as such, it is considered to be a non - designated heritage asset.

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 a living/kitchen/dining space, WC, office and boot room on the ground floor with 3 double bedrooms and bathroom plus walk in wardrobe or en – suite on the floor above. It is proposed to create a new vehicular access to the building from the adjoining agricultural shed which is in the applicant's ownership. A grass-crete car parking area is proposed alongside the western elevation of the barn.

RELEVANT PLANNING HISTORY

There is no previous planning history for this building.

KEY ISSUES:

- the principle of the development
- design
- impact on neighbours
- access and car parking
- impact on the landscape
- amenity
- 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

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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.

The barn in question is a field barn surrounded by agricultural land. It is not located within the settlement boundary of Hawes as defined in the Local Plan (it is 221m from the defined settlement boundary), it is not within a group of buildings, it is not in a roadside location (it is approximately 90m from the Brunt Acre Industrial Estate road) and it is not served by an existing track. For these reasons, the development does not comply with policy L2 of the adopted Local Plan (2015 – 2030). The dwelling would not provide rural workers accommodation nor be an affordable property. The proposal is therefore tantamount to the creation of a new dwelling within the Open Countryside, contrary to the adopted housing strategy of the Authority.

DESIGN

If the proposal was considered to be compliant with policy L2 of the Local Plan (2015 – 2030), the detailed conversion would also have to be considered under policy L3. Criterion e) of policy L3 requires traditional buildings to be capable of conversion with no more than minor structural work.

Paragraph 189 of the National Planning Policy Framework (NPPF) states that "in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting." The conversion of a local heritage asset, such as the building in question, should be informed by a proportionate assessment of its significance. The current planning application has not been adequately informed by such an assessment. The proposal fails to comply with the NPPF in this regard.

The barn retains its original/historic appearance externally and appears to be in good structural condition. The Building Conservation Officer considers the barn to be particularly distinctive, with a striking pattern of regular through stones on all elevations from the

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ground upwards to the eaves. The throughs have both a functional and aesthetic purpose for this barn and demonstrate the high level of skill required for the construction. It can also be noted that the ventilation slits and muck hole meet the throughs, so the design element of this barn is very high. The building also lacks proper quoins which is quite rare for a traditional barn. The mortar joints are thin, with the stones being square and tightly lined up, resulting in high-quality stonework. All of these factors point to the high heritage significance of the barn which is also of a high quality. As a result any conversion would need to be highly sensitive to this significance.

The existing building contains a limited number of openings. The proposed scheme includes the insertion of 1 new window opening in each of the northern and southern elevations to facilitate its conversion to a dwelling. Both of the openings would disrupt the through stones and undermine the solid to void ratio of the building. Bearing in mind the contribution the throughs make to the character of this particular barn, it is considered that any new openings would harm the character of this heritage asset and that the alterations proposed are significant in this case. The designer should ensure that the building influences the use, rather than having a layout which dictates the appearance of the building, as is the requirement of policy L3 and the guidance contained within the Design Guide.

Along, with the proposed alterations a large single storey extension is proposed to the western elevation of the existing barn. Criteria a) of policy L3 requires barns to have the physical capacity to accommodate the new use without significant extension or alteration. The barn is large and can readily accommodate a good sized 3 bedroomed dwelling within its existing walls. The proposed extension includes a boot room that in itself would measure 8.4sqm excluding the WC and office. Whilst this might be desirable for the applicant, it is not necessary to enable the basic functioning of the property. In terms of design the extension would have a high solid to void ratio. However, no attempt has been made to incorporate throughs into the design to ensure that the extension reflects the character of the main barn. The extension would therefore have no visual reference with the host building and it would degrade the high quality appearance of the site.

ACCESS & CAR PARKING

The barn does not benefit from an existing access track. The proposal includes the creation of a new track from the forecourt of the applicant's industrial shed, along the side of the building and across the field to culminate in a parking and turning area adjacent the western elevation of the barn. As the only means of boundary treatment proposed would include a post and wire fence, parked cars would be readily visible within the landscape from the Pennine Way. In this regard the proposal fails to comply with criteria b) of policy L3 of the adopted Local Plan (2015 – 2030) as the curtilage, access and car parking area are not sensitive to the traditional character and appearance of the building and they would adversely affect the immediate landscape setting of the building.

LANDSCAPE IMPACT

As the proposal does not meet any of the locational criteria for barn conversions to high intensity uses, there is no requirement to assess the landscape impact of the development. However, a few things are worth noting. Although it is acknowledged that the barn is positioned not far from the units on the Brunt Acres Industrial Estate, it has a very different context. The barn and the industrial estate are separated by Gayle Beck which is tree lined with native species. This means that from late spring to autumn when the trees are in leaf the industrial units are screened from open view, particularly from the east. The barn is not therefore seen in the context of the Industrial Estate.

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The barn sits in a field which is adjacent to the Pennine Way, the National Trail that runs through the National Park. It is very publically visible from this footpath and the nearby highway network. Walkers heading in a northerly direction from Hawes pass the barn at close proximity where it is viewed against the backdrop of the rolling hills. The conversion of this barn to a high intensity residential use and the resultant domestic paraphernalia including, a new access track car parking, boundary treatments, bins, curtilage development etc, would be visually intrusive and degrade the quality of the landscape.

Although it is accepted that the applicant's large lairage shed is located nearby, the barn cannot be said to have any visual cohesion with this building. The shed is in an unfortunate position and is a visual detractor in the area. It is important that this does not set a precedent for further harmful development. It is also noted that when planning permission was granted for the shed, landscaping conditions were attached requiring the provision of a green bund topped with trees along the north – eastern elevation. In 2011 this green bund existed up to the edge of the building however, it was noted during the site visit that an access track has since been created from the forecourt of the building and down the side of the shed leading towards the barn. This is the same route that the application proposes vehicular access be gained to the barn conversion. These works have exposed the lower concrete walls of the barn and cut the bund in two, potentially undermining the health of the trees that were sought to soften the appearance of this development.

AMENITY

Richmondshire District Council's Environmental Health Officer has stated that there is potential for some adverse noise impact on the amenity of the future occupants of the dwelling from odour or noise arising from time to time from the nearby lairage building and sewerage works. Whilst the applicant owns the lairage shed, the barn would not be tied to the business and could be sold or leased to anyone in the future. Clarification has been sought from Environment Health as to whether their comments require the provision of a noise or odour assessment or whether they are objecting to the application. Members will be updated on this issue in a late items report.

ECOLOGY

According to the ecological survey report submitted with the application (MAB Environment & Ecology Ltd, October 2018) a single Soprano Pipistrelle Bat was found to be roosting under ridge tiles on the roof. The loss of a roost used by a single individual of a common species would not be detrimental to the favourable conservation status of the species, therefore, the proposal is acceptable in terms of its impact on protected species. A condition would be suggested to ensure that the recommendations made in the report are carried out during construction, if the application were to be approved.

PARISH COUNCIL COMMENTS

At the express request of the Parish Council its comments are reported in full within the consultee section at the beginning of this report. Officers wish to clarify that although the personal circumstances of the applicant are understood (i.e. the desire to live in the Hawes community and to assist with the family business), they are not exceptional and could be repeated for other applications. In this respect they do not form a material consideration which outweighs the policies within the Development Plan. Members are reminded that policy L2 is a conservation policy and not a housing policy, whose purpose is to find suitable new uses for barns in specific locations, none of which the current barn meets. Equally the application proposes a dual use including holiday let and therefore there is no

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guarantee that the property would not just become a holiday let rather than providing a home for a local family.

Policy L2 of the adopted Local Plan (2015 - 2030) does permit the use of more isolated barns to lower intensity uses such as camping barns. The barn in question being located immediately adjacent to the Pennine Way and within walking distance of the amenities and facilities of Hawes town centre would make an ideal camping barn, particularly for walkers tackling the long distance route. There is therefore an alternative economic use for the barn that would not require the level of intervention proposed by this development.

OTHER ISSUES

The North Yorkshire Fire & Rescue Service has advised that the submitted plans do not demonstrate compliance with either B1 or B5 of Schedule 1 to the Building Regulations 2000 (as amended). This means there would not be adequate access to the building for the fire brigade nor would there be suitable means of escape from the building in the event of a fire. Whilst the latter issue could potentially be resolved through an alternative layout, the position of the barn cannot change. There is no other means of vehicular access to the building that could be utilised by the fire brigade, nor would there be another location for an access that would not be harmful in public views. Therefore future occupants could be at significant risk if a fire was to break out within the property. Whilst compliance with Building Regulations is not a material planning consideration, it may be the case that although a planning application can be approved, it can not be implemented because Building Regulation approval cannot be obtained.

ANALYSIS AND MATERIAL CONSIDERATIONS

The building in question is not suitable for conversion to a high intensity local occupancy dwellings or holiday let in principle as it does not meet the locational criteria for the conversion of traditional buildings under policy L2 of the adopted Local Plan (2015 – 2030). It is a high quality non – designated heritage asset of high heritage significance that makes a positive contribution to the landscape in an area that is readily accessible by visitors walking the Pennine Way. The proposed alterations, extension, new access track and car parking area would combine to cumulatively erode the character of the building and diminish the contribution that it makes to the landscape setting.

The NPPF is clear in its advice at paragraph 172 that the conservation and enhancement of cultural heritage is an important consideration and should be given great weight in National Parks. Policies SP4 and L2 and L3 further seek to ensure that new development conserves the historic environment and makes a positive contribution to its setting. Both the principle and the detailed design aspects of the scheme are considered to be contrary to policies SP1, SP2, SP4, L1, L2 and L3 of the adopted Yorkshire Dales Local Plan (2015-2030), the adopted Design Guide and guidance contained within the NPPF (2018) at paragraphs 172 and 189.

RECOMMENDATION

That planning permission be refused for reasons based on the following:

In the opinion of the local planning authority, the proposal to convert a traditional barn in the open countryside would conflict with the requirements of policy L2 and would detract from the character and appearance of the building, the adjacent Pennine Way and the National Park landscape. The proposal would conflict with the Statutory Purposes of the National Park and would be contrary to the requirements of policies L1, L2, L3, SP1, SP2 and SP4 of the Yorkshire Dales National Park Local Plan 2015-2030, the Yorkshire Dales

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Design Guide and the guidance in the National Planning Policy Framework (para. 172 and 189).