

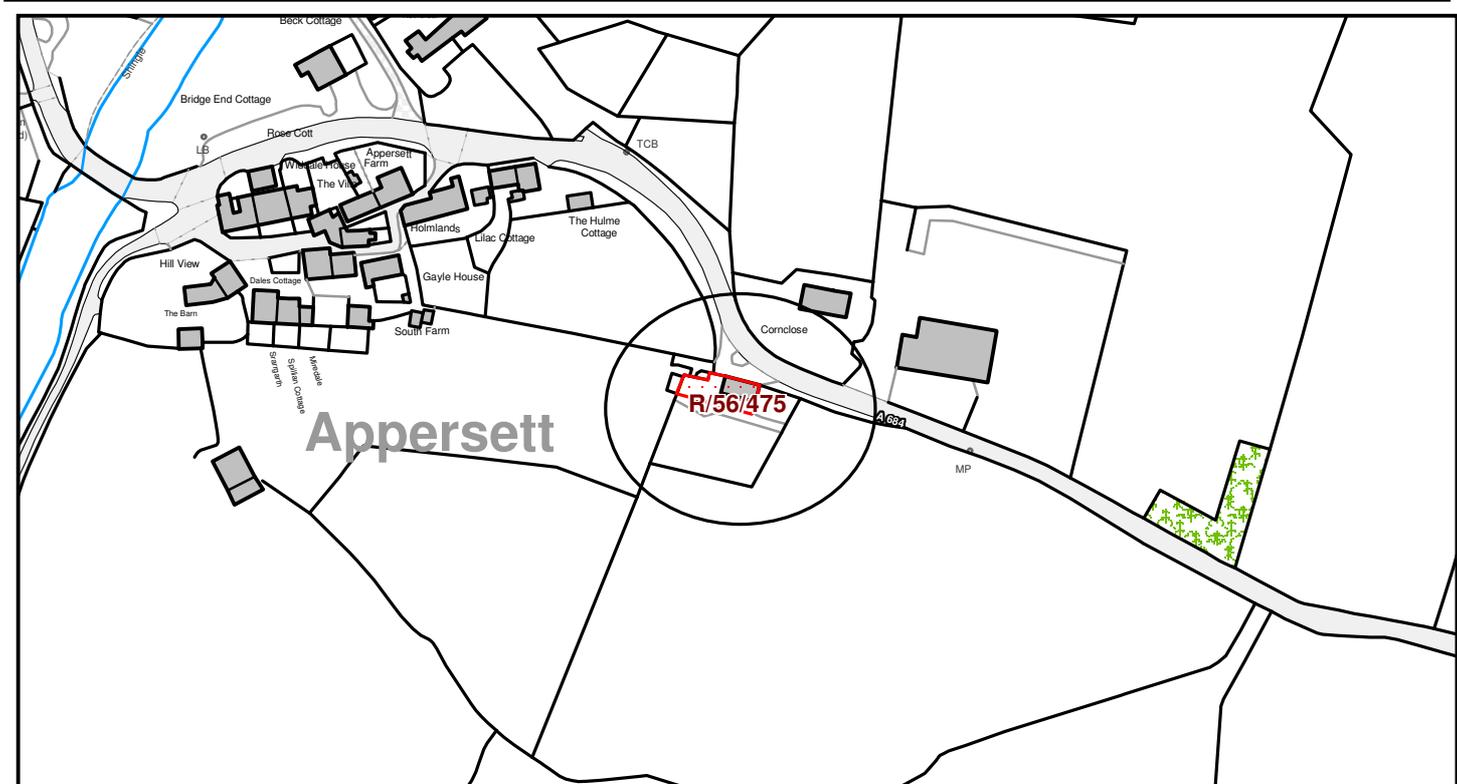
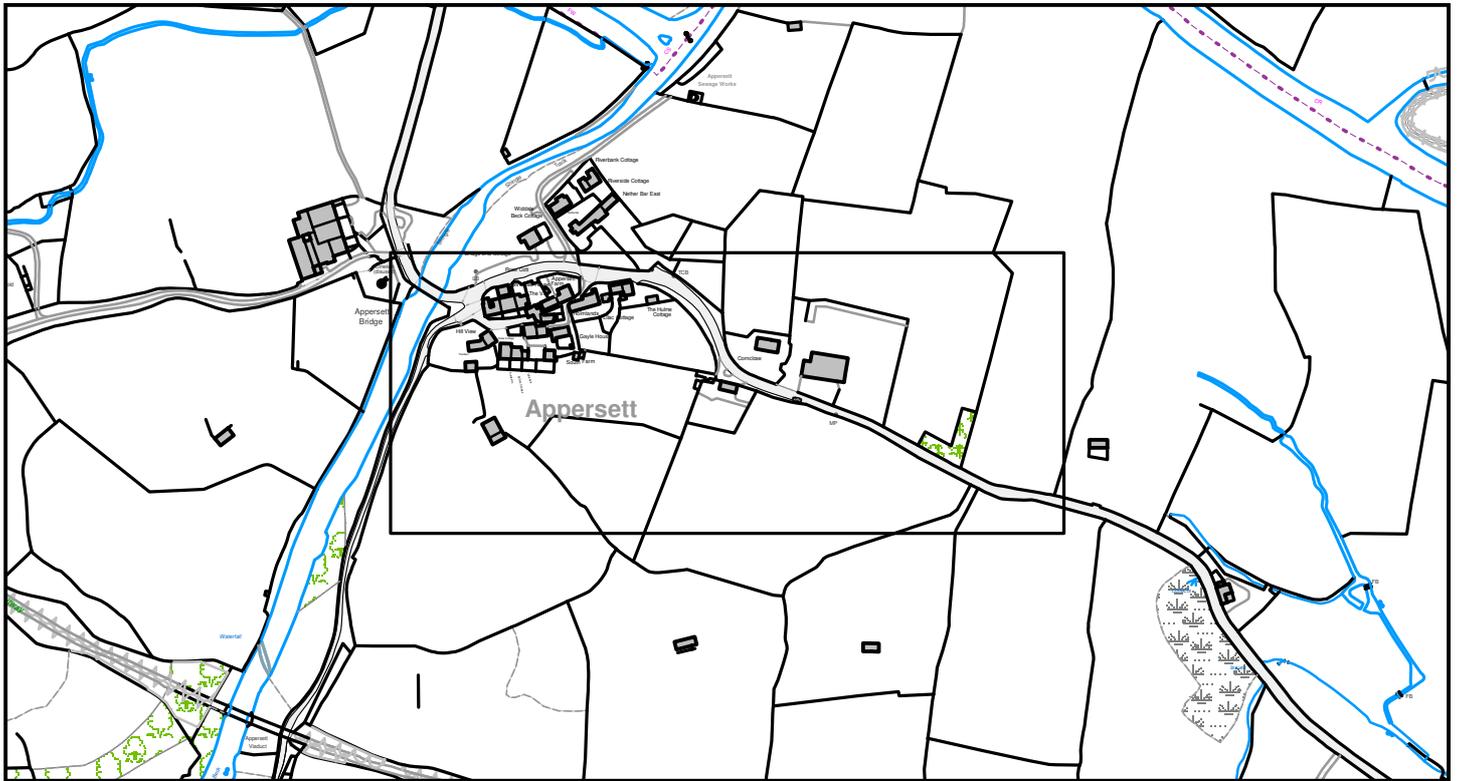
Yorkshire Dales National Park Authority

Application Code: R/56/475

Committee Date: 09/07/2019

Location: Tom's Barn, near Cornclose, Appersett

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Application No:	R/56/475	
District:	Richmondshire	
Parish:	Hawes	
Applicant's Name:	C/o Youngs RPS, Dinsdale Investments Ltd	
Grid Ref:	SD85969061	
Received by YDNP:	22/03/2019	Officer: Andrew Bishop

PROPOSAL: full planning permission for conversion of existing agricultural building to form single dwelling/holiday accommodation

LOCATION: Tom's Barn, near Cornclose, Appersett

CONSULTEES

**Hawes & High
Abbotside PC**

Peter Metcalfe of W.Metcalfe, Hauliers of Appersett attended and addressed the Parish Council. He reminded Parish Councillors that his company, a long established family firm whose services include supporting the agricultural sector in the Upper Dales, was encouraged by the then NYCC Yorkshire Dales National Park Committee to move its base out of the village to a new site on its outskirts at Cornclose. The planning permission approved a house called Cornclose to be built alongside a transport yard, subsequently extended to accommodate 12 artic tractors and trailers.

This yard now is its secondary yard facility, with its main operating centre at Brompton-on-Swale near Richmond, a base for an expanded fleet of 16 artics tractors and trailers. Where possible he employs drivers from Hawes and High Abbotside, or more widely from the Upper Dales. His house at Cornclose has also been extended to include the office for W.Metcalfe and he employs a number of local people from the Parish and beyond in running the administration for what is now a significant local enterprise and key employer.

The barn proposed for conversion stands directly opposite Cornclose. He is not objecting to the proposed development but raised concerns about it being called the same name as his house and office, which as the haulage industry still depends on the circulation of delivery notes by post is likely to cause confusion and the mis-delivery of important letters to the wrong address. If the property operates as a

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holiday cottage this may make them inaccessible for days or weeks at a time.

Parish Councillors agreed with Peter Metcalfe that the barn and the field it stands in is known locally as Toms.

The development will remove the agricultural access to the adjoining field to the East, leaving this to be accessed from the narrowest part of the A684 between Appersett and Hawes. There is no pedestrian footway or pavement on what is a popular circular walk from / to Hawes, and two cars have difficulty in passing each other at this point without both of them slowing down. The road is limited to 40 mph but frequently sees speeds much higher than this particularly from motorcyclists going to or leaving the café in Hawes that attracts them in great numbers at weekends in summer.

Having heard from and engaged with Peter Metcalfe, Parish Councillors had a short discussion amongst themselves, hoping that the barn if approved and converted would be used for local occupancy but feared it would end up at yet another holiday let.

Resolved – Hawes & High Abbotside Parish Council agreed to offer support for the proposal subject to the name of the barn once converted was not Cornclose but preferably Toms to retain its traditional local name, and dealing with the highway concerns outlined above.

Please ensure that this consultation response is included IN FULL in the YDNPA Planning Officer's report to the Planning Committee.

**Hawes, High Abbotside
& Upper Swaledale
Ward**

No comments received.

**Wildlife Conservation
Officer**

No objections subject to mitigation for bats.

Trees & Woodlands

Objection due to proximity of barn to a veteran tree of high landscape value.

**NYCC - Area 1
Richmond Highway
Depot**

No objection.

**North Yorkshire
Building Control**

No comments received.

**Senior Listed Building
Officer**

No objections.

**CEHO Richmondshire
DC**

No objections subject to conditions re contamination.

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Fire & Rescue Service No objection.
Environment Agency - No objection.
for All areas

PUBLIC RESPONSES

Objections have been received from tow sources on the following grounds:

- Access to fields
- Name of barn

RELEVANT PLANNING POLICIES

- L1(15) - Heritage assets
- L2(15) - Conversion of traditional building - acceptable uses
- L3(15) - Conversion of traditional buildings - building treatment
- W1(15) - Wildlife sites, species and networks
- W2(15) - Biodiversity enhancement
- W3(15) - Protecting trees, hedgerows and walls
- CC2(15) - Flood risk
- SP1(15) - Presumption in favour of Sustainable Development
- SP2(15) - National Park Purposes
- SP3(15) - Spatial Strategy
- SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION

This application is reported to the Planning Committee for the following reason: 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

The proposal relates to a substantial traditional barn standing on the south side of the A684 at the eastern end of Appersett opposite the residential property and haulage yard at Cornclose. The application site includes the barn, the flat ground immediately adjacent to its main, southern elevation and the access from the highway. The access would be through an existing field gate adjacent to the barn on the outside of a bend in the road. There is a large mature Sycamore tree in the corner of the field next to the eastern gable end of the barn which is protected by a Tree Preservation Order. An access into the adjoining field passes on the field side of the barn. The northern and western elevations of the barn do not have any door or window openings. There is one on the eastern gable and two on the southern elevation facing into the field away from the road.

PROPOSAL

The application is to convert the barn into a 3 bedroom dwelling for local occupancy or short term holiday letting. No rebuilding, extensions or new window and door openings are proposed. Amenity space would be within a new walled area in front of the southern elevation which faces away from the road. Parking and turning areas would be to the side of the barn next to the road access gate.

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RELEVANT PLANNING HISTORY

The barn has no history of planning applications.

KEY ISSUES

- principle of the development
- landscape impact
- trees
- residential amenity
- highway safety
- flood risk
- protected wildlife species

PRINCIPLE OF THE DEVELOPMENT

The National Planning Policy Framework (NPPF 2019) 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 (2015-30) 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 have 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. 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 northern wall of the barn forms the boundary to the A684 road. The barn physically adjoins the highway and as such meets the locational criteria set out in Policy L2. An assessment of the impact on the landscape is set out below.

The barn is not a listed building but is a traditional building of high heritage significance.

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The barn was constructed before 1840 and seems to be little altered from its original construction and is considered to be a non-designated heritage asset. Policy L1 permits development that conserves the heritage significance of a barn if it is in accordance with the criteria in policy L3.

The applicants have agreed to enter a Section 106 agreement that would restrict occupancy to those persons who meet the Authority's local occupancy criteria or forshort term holiday letting.

LANDSCAPE IMPACT

The barn is located on the outside of a bend to the eastern side of Appersett with its blank rear and western elevations seen from the road. Next to the barn is a mature Sycamore tree of roughly the same age as the barn and is a significant feature in the area. The fields behind the barn rise steeply for some 30m.

The proposals do not entail any significant changes to the overall appearance of the barn. The existing windows and doors would be reused and these are almost exclusively on the south elevation out of sight of the road. The window and door openings would be glazed with single glass panes. This would maintain the simple agricultural character of the barn and maximise natural light levels to the interior. Car parking would be beside the barn and just within the field gate onto the road. The parked cars would be largely hidden from view by the barn and the adjoining field walls.

Amended drawings have reduced the size of the proposed curtilage to encompass the access and parking area and a walled enclosure separating the windows and doors on the south elevation from the field. Critically, the TPO tree is not included within the curtilage. There are existing overhead lines on the hillside behind the barn and on the other side of the road. Any new connections should be undergrounded to avoid additional poles and lines being a visual detraction in the landscape. It is considered that the proposals would not have a significant impact on the landscape.

TREES

There is a mature Sycamore adjacent to the barn and Ash and other trees along the field boundaries on the hillside above the barn. The Sycamore tree is judged to be around 170 years old and is in good health with a fairly well balanced and compact canopy. It has an estimated life expectancy of at least another 100 years. The tree is protected by a Tree Preservation Order (TPO). The Authority's Trees and Woodlands Officer considers that the proximity of the tree to the converted barn could give rise to pressures to reduce the size of the tree by pruning. However the protection afforded by the Order ensures that consent would be required for any significant works.

The applicants have submitted a Tree Survey which includes recommendations for the protection of the Sycamore during construction. The proposals would avoid any excavation, ground level changes, surface type changes or installation of services within the root protection zone. Full details of additional tree planting and other landscaping around the barn can be secured by condition.

RESIDENTIAL AMENITY

The barn is surrounded by fields on three sides and the nearest dwelling is Cornclose which is located on the opposite side of the A684. The barn conversion would not create any facing windows and the separation distance of 28m would ensure that there is no significant impact on the residential amenity and privacy of the occupants of either

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property.

HIGHWAY SAFETY

The proposed access to the barn is the existing field gate from the A684. This is located on the outside of a bend where there are unmade tracks across the highway verge to the gateways into the field containing the barn. A Speed Survey has been carried out on the A684 as the visibility from the access is below that required by the Highway Authority. The Speed Survey has shown that the achievable visibility is sufficient and as such the Highway Authority does not object.

The parking within the field next to the barn would ensure that the field accesses are kept clear and access to the fields will continue from the access shared with the barn.

FLOOD RISK

The application barn stands on the valley floor and it is just within Flood Zone 2 relating to the River Ure and its tributaries. The proposal is for a 'More Vulnerable' use of the barn and a Flood Risk Assessment has been provided. The barn conversion includes measures in accordance with the Environment Agency's flood risk standing advice. The Environment Agency has no objections on flood risk grounds.

IMPACT ON PROTECTED WILDLIFE SPECIES

Bats are a Protected Species by virtue of the EU Habitats Directive and the Conservation of Habitats and Species Regulations 2010. Regulation 9 of the Regulations provides that the local planning authority in the exercise of their functions shall have regard to the requirements of the Habitats Directive. The application has been supported by a Bat Scoping and Emergence Survey report. It is reported that on one occasion bats were seen emerging from gaps in the stonework of the east facing gable end of the barn. The ecologist considers that this is an occasional day roost. The ecologist's report sets out the required mitigation which is the provision of a replacement roost box and supervision by an ecologist during the works to the roof and repointing of stonework. The Authority's Wildlife and Conservation Officer has no objections subject to the works being carried out in accordance with the mitigation.

PARISH COUNCIL COMMENTS

Hawes and High Abbotside Parish Council have offered support for the application subject to the name of the converted barn being changed from 'Cornclose'. They considered that this would lead to confusion with the house and business of that same name. Although this is not a material consideration the applicant has confirmed the change from 'Cornclose' to that of 'Toms'. The Parish Council's concern regarding the closing up of an access into the adjoining field has also been resolved by reinstatement on the amended site layout plan.

ANALYSIS AND MATERIAL CONSIDERATIONS

The proposed conversion of the barn to a local occupancy dwelling or a short term holiday let meets the locational requirements of policy L2 and the scheme would not harm the heritage significance of the building, its landscape setting, trees, residential amenity, highway safety or protected wildlife species and would not increase flood risk. It is considered that the proposal complies with policies SP1, SP2, SP4, L1, L2, L3, W1, W2 and CC2 of the Yorkshire Dales Local Plan (2015-2030) and the guidance in the National Planning Policy Framework (2019).

RECOMMENDATION

That permission be granted subject to the completion of a S106 agreement restricting

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occupation to those with a local need or for short term holiday letting, and the undergrounding of overhead lines and to include the following conditions:

- time limit
- specified plans
- detailing of conversion work including roofing slates, stonework, pointing, cills and lintels, rooflights, windows and doors, rainwater goods, vents and flues
- no demolition and rebuilding of walls
- no sand or shot blasting of stonework
- external lighting
- new curtilage wall details
- hard and soft landscaping details
- tree protection and method statement for all works likely to affect trees
- bin storage
- unexpected contamination
- car parking and turning area to be created and retained
- erection of bat roosting box
- removal of permitted development rights for alterations, extensions and curtilage buildings