

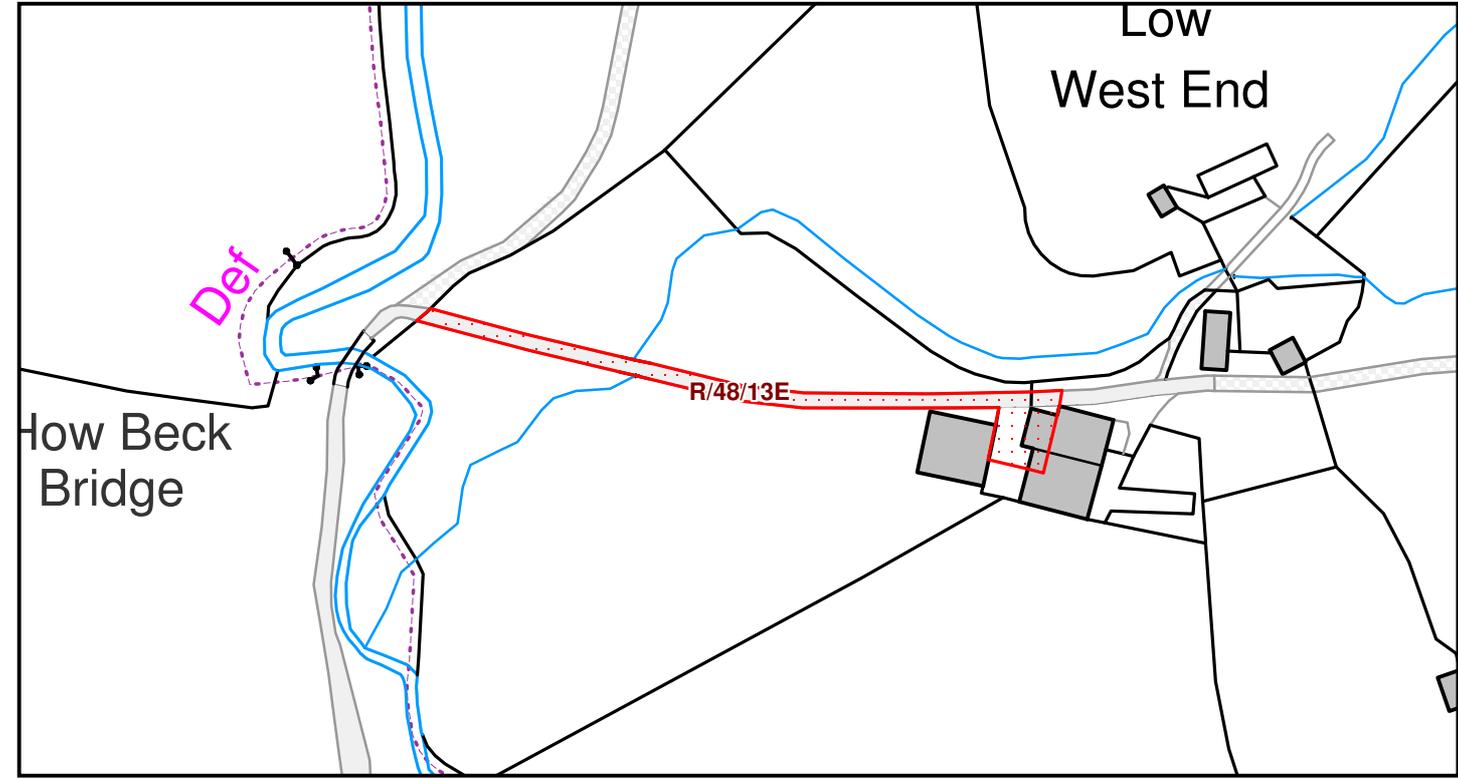
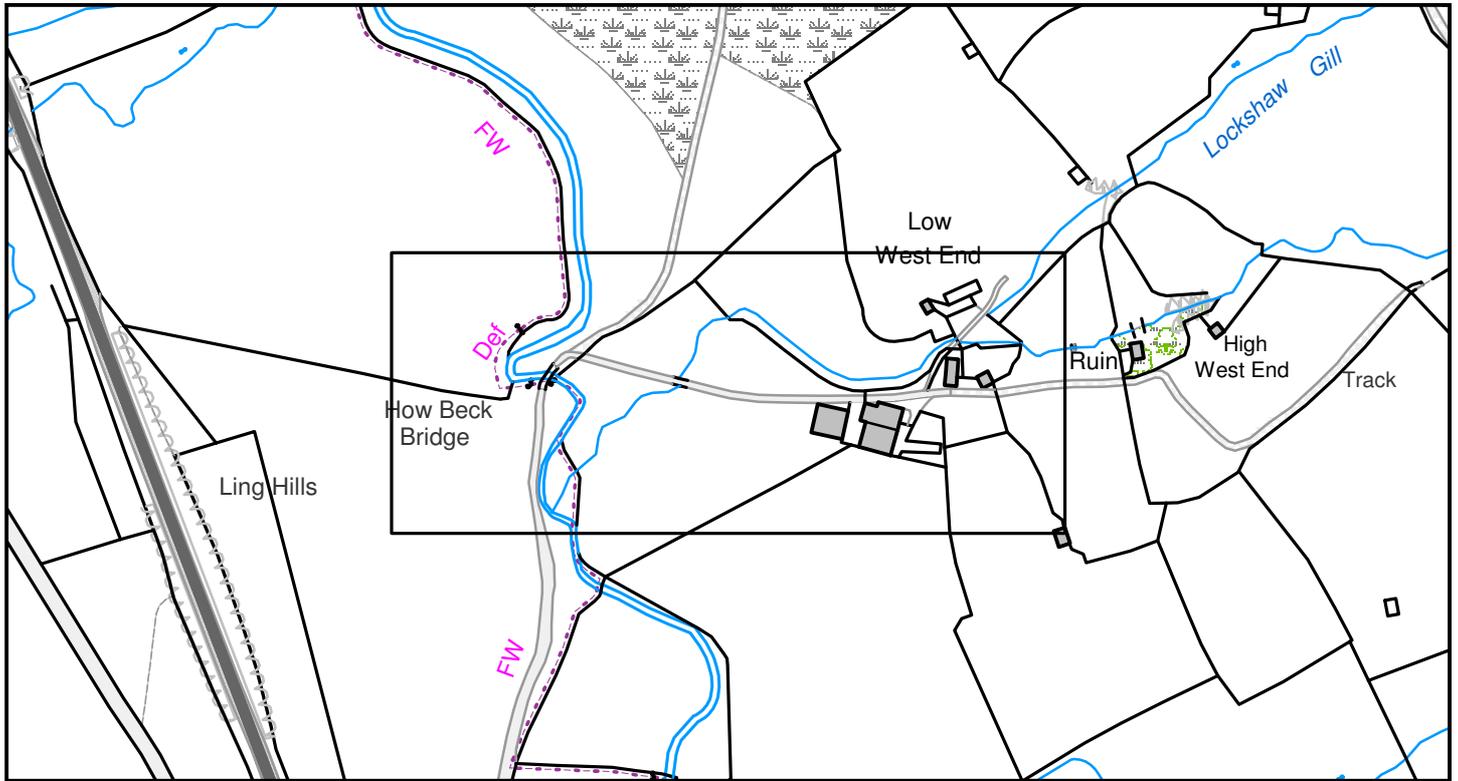
# Yorkshire Dales National Park Authority

Application Code: R/48/13E

Committee Date: 13/08/2019

Location: West End Barn, Lunds, Garsdale Head

# 06



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## Schedule No:6

<b>Application No:</b>	R/48/13E
<b>District:</b>	Richmondshire
<b>Parish:</b>	High Abbotside
<b>Applicant's Name:</b>	Mr C Kelly,
<b>Grid Ref:</b>	SD78709562
<b>Received by YDNP:</b>	07/05/2019
	<b>Officer:</b> Andrew Bishop

**PROPOSAL:** full planning permission for conversion of barn to form 1 No. local occupancy dwelling or holiday let, and installation of package treatment plant

**LOCATION:** West End Barn, Lunds, Garsdale Head

### CONSULTEES

**Hawes & High Abbotside PC** No comments received.

**Hawes, High Abbotside & Upper Swaledale Ward** No comments received.

**Wildlife Conservation Officer** No objections.  
26.07.19

The application is accompanied by a bat survey (Cumbria Farm Environment Partnership, September 2017) that indicates that small numbers of a common species of bat were observed emerging from the building on site known as Low West End Barn. However, this is not the building that is the subject of this planning application so far as I can ascertain.

I am very pleased with the proposal to mount three bat boxes under the eaves high up on the side of the barn (see drawing 1745A\_PA\_200) and with the idea of leaving three open crevices for bats on each of the north and south elevations. This represents a good level of biodiversity enhancement and, in my opinion, more than meets the requirements of Local Plan Policy W2. I would request a condition to secure this and the best way may be to require that the development be carried out strictly according to the plan the reference number of which is quoted above. This is probably a pretty standard condition and I would guess you were intending something of this kind anyway.

I would recommend informative notes concerning bats and nesting birds are added to any planning certificate

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	and/or decision notice issued.
<b>Area Ranger (Lower Wensleydale)</b>	The public right of way is not affected by the proposed works.
<b>NYCC - Area 1 Richmond Highway Depot</b>	No objections.
<b>North Yorkshire Building Control</b>	No comments received.
<b>Senior Listed Building Officer</b>	No comments.
<b>CEHO Richmondshire DC</b>	No objection but recommends a condition to deal with unexpected contamination.
<b>Fire &amp; Rescue Service</b>	no objection/observation to the proposed development.
<b>Environment Agency - for All areas</b>	No comments received.
<b>Trees &amp; Woodlands</b>	No objections.

### PUBLIC RESPONSES

None to date.

### 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

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 traditional barn standing in a group with a couple of modern farm sheds at West End, Lunds. Other traditional buildings stand some distance away at High West End. Access is taken via a byway from the B6259 at Shaw Paddock which is where the Settle to Carlisle railway line crosses over the road. The application site includes the barn and land immediately adjacent located between the two modern farm sheds. The stone barn has 2 hatch openings, 2 doorways and 2 rooflights besides a number of ventilation holes of different sizes.

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### **PROPOSAL**

The application is to convert the barn into a 1 bedroom dwelling for local occupancy or short term holiday letting. No rebuilding or extensions are proposed but one new ground floor window would be added. Amenity space would be within a new walled area alongside the southern elevation. Parking would be on the western side between the barn and a modern farm shed. The applicant has signed an Occupancy Restriction Statement confirming that they accept that the converted barn would be subject to a S106 agreement.

### **RELEVANT PLANNING HISTORY**

A barn has had one previous planning application (R/48/13D) for its conversion to a local occupancy dwelling or short stay holiday let. This was determined on appeal as the applicant had declined to enter into a S106 agreement. Officers did not have any other policy objection to the proposed conversion. The Inspector found that "In the absence of a completed section 106 agreement the proposal does not accord with Policy L2 of the Local Plan" and dismissed the appeal on 4th April 2019.

Planning decisions have been made in relation to other traditional buildings at High West End. Permission was granted in July 2018 (R/48/13B) for the re-occupation of a historic house located 160m to the east of West End Barn. However, an application (R/48/13C) for re-occupation of 2 no. houses to form 2 no. dwellings or holiday lets at another traditional building 50m away was refused in October 2018 and is currently the subject of an as yet undetermined appeal.

Permission was granted in 1993 and 1998 for the erection of an agricultural worker's dwelling (R/48/82 & R/48/82A) on a site 50m to the north east. A Lawful Development Certificate (R/48/82B/LDC) granted in 2002 established that the works to implement the permission had lawfully commenced. On site the development has not progressed past the laying of foundations.

### **KEY ISSUES**

- principle of the development
- landscape impact
- residential amenity
- 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

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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.

Planning permission is sought for the conversion of West End Barn to form one local occupancy dwelling or short term holiday let and the installation of a package treatment plant. The application is part of wider development proposals to diversify the existing agricultural business. The application has been supported by a Heritage Statement. The stone barn is of early 19th Century origin and has historic and architectural merit so that it is considered to be a non-designated heritage asset worthy of retention. Policy L1 permits development that conserves the heritage significance of a barn if it is in accordance with the criteria in policy L3.

The barn stands in a group with two detached farm sheds. The modern connecting buildings that partly subsumed the barn have recently been removed so all of its elevations are now exposed to view. The location of the barn within a building group means that it conforms to the requirements to enable consideration of a change of use for the purposes set out in policy L2.

### **LANDSCAPE IMPACT**

The application site is set within an area of open agricultural land that is accessed via a track leading from the B6259. The barn is within a building group and is served, along with other traditional buildings at High West End, by an existing farm track that does not need improvement. There is a network of public rights of way in the area but none pass closer than 40m of the barn. Public views are therefore generally at a medium to long distance. The retained large modern farm sheds on either side hide the barn from some directions. When seen it is in the context of other buildings at West End and High West End.

The removal of the modern sheeted buildings that covered the barns south and east elevations has been beneficial in exposing all the elevations of this barn. The proposed conversion scheme would maintain the barns traditional materials of natural stone walls and roof slates. The openings to be used as windows would be provided with single panes of slim double glazing in timber frames. The smaller ventilation openings would have frameless glazing and the existing rooflights would be replaced with those of a conservation style. The proposed new window on the ground floor of the south elevation would provide light to the main living space on the ground floor. Its low position on the building and satisfactory size and proportions mean that it would have limited impact on the

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appearance of the building and not harm its heritage significance. Externally a car parking area adjacent to the barn would be served by the existing farm track. The small curtilage to the rear side of the barn would be confined within new walling. The parking and amenity space would therefore be visually confined and the proposed tree planting would also help integrate the converted barn into the landscape. It is considered that the proposed conversion scheme would not harm the traditional barn, its setting or the wider landscape and the scheme is consistent with policy SP4 of the Local Plan.

### **IMPACT ON BIODIVERSITY**

The results of surveys for protected species has been submitted with the application. No bats or barn owls were found to be using the barn and the ecologist considers that the barn has a low potential for roosting bats. Nevertheless, the scheme includes three bat boxes to be added to the east elevation and open crevices for bats on the south elevation. The Wildlife Conservation Officer considers that these proposals along with the tree planting will help biodiversity. The proposal is considered acceptable with regards to policies W1 and W2 of the Local Plan.

### **RESIDENTIAL AMENITY**

A Screening Assessment Form for possible contamination has been submitted as requested by the Environmental Health Officer. The screening has not highlight any contamination issues but a condition is proposed in case any is found during the carrying out of the development. This would safeguard the amenity of future occupiers of the property.

### **ANALYSIS AND MATERIAL CONSIDERATIONS**

The proposed conversion of the traditional 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 or protected wildlife species and includes measures to improve biodiversity. 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 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
- bin storage
- unexpected contamination
- car parking and turning area to be created and retained
- erection of bat roosting boxes and crevices
- removal of permitted development rights for alterations, extensions and curtilage buildings