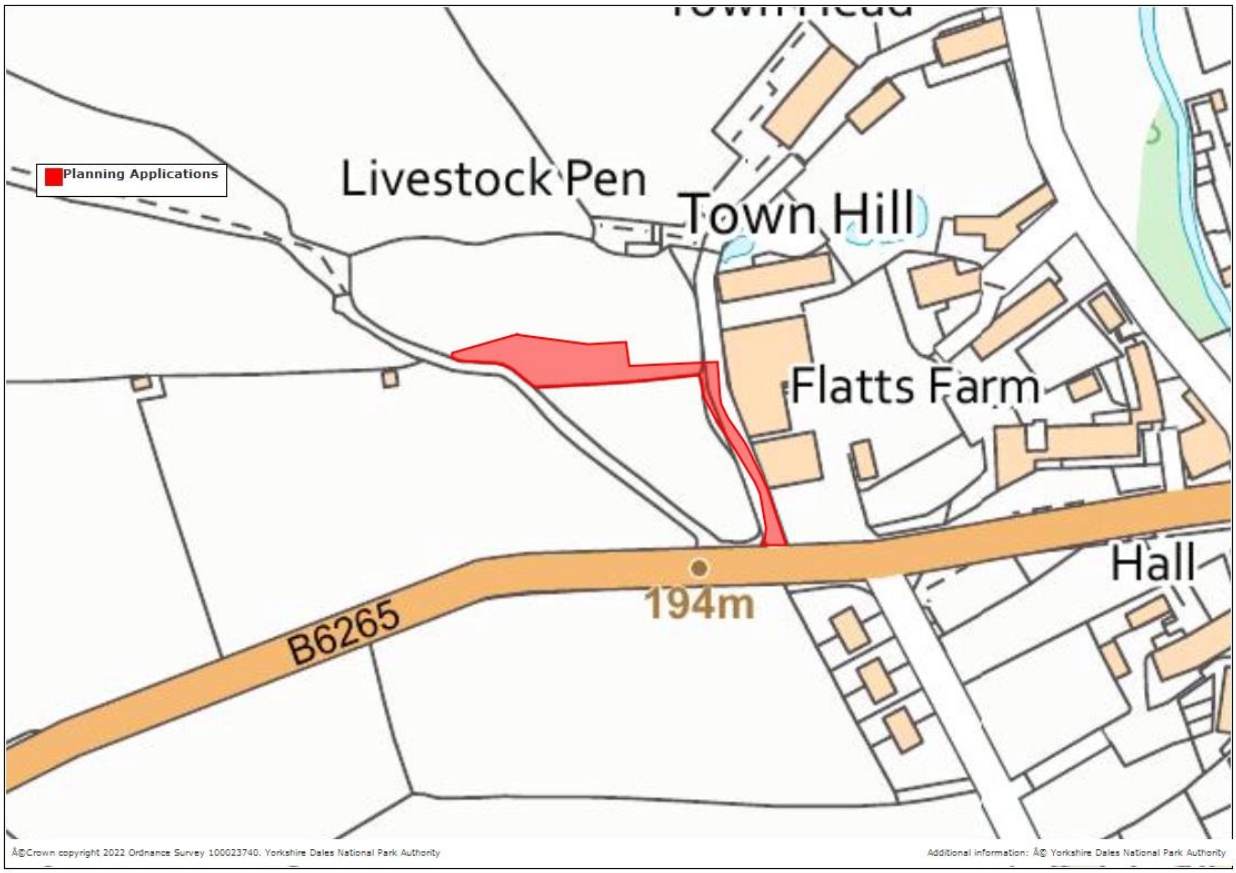
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Hebden
Date:	25 October 2022	**Officer:**	Wendy Thompson
Applicant:	Mr J Longthorne	**Application No:**	C/41/122H
Site Address:	Daisy Farm, Main Street, Hebden, Skipton, BD23 5DH		
Proposal:	Full planning permission for erection of an agricultural building		



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. Daisy Farm, Main Street, Hebden, is a small agricultural holding located to the rear of a haulage and coach depot to the north of the B6265 in Hebden. The site is to the west of an access track and public footpath and is currently used for the open storage of implements and machinery and for grazing. It is bounded by a substantial dry-stone wall of about 1.8m to the west and lower walls of average height to the south, north and east. Access to the site is through a gate in the eastern end of the field. The field is slightly sloping up to the west and there are some mature trees dotted along the boundary. A high-power electricity line, a land drain and an easement cross the site which effectively sterilises much of the land for building. The site is clearly visible from a public footpath which runs to the east of the site and in glimpses from the B6265 to the south.

3. This building is needed to replace an existing poor-quality building which is on the holding approx. 60m away. This is an open fronted building constructed of timber poles and metal sheets and is in a poor state of repair. This building lies next to what is understood to be the applicant's dwelling, a Grade 2 listed barn that was granted permission for its conversion in July 2010. As part of that permission the agricultural building is to be demolished to provide a site for a garden and garage.

4. The application site lies approx. 35m to the west of the boundary of the Hebden Conservation Area.

PROPOSAL

5. This application seeks full planning permission for the erection of an agricultural building. It would measure 21m x 12m and would be a maximum of 6.2m high, but would be partially dug in. It would have concrete panelled lower walls and Yorkshire boarded upper walls. The roof would be grey steel sheets and would have 4 roof lights in each side, one per bay. It would have a large sliding door in the east facing elevation. A belt of new tree planting is proposed along the southern elevation and a thick wedge of trees is also proposed at the western end and a comprehensive planting plan has been provided. The applicant has confirmed that no external lighting will be needed for the building. The applicant has agreed to plant a hedge along the northern boundary of the site to provide screening to the site.

6. The accompanying information suggests that the building is needed to provide a replacement building for the dilapidated one which is unsuitable for modern agricultural purposes. The applicant has a small sheep flock of 25 ewes plus lambs on 85 acres of owned and tenanted land. The Design & Access Statement explains that the applicant wishes to purchase more sheep, but this has not been possible owing to the state of the existing building. The holding also provides occasional lairage of stock overnight in association with the adjoining haulage

business. This has been confirmed as being only 5-6 times a year. The building will also be used for hay and straw storage when the sheep are grazing.

7. **RELEVANT PLANNING HISTORY**

The following applications are relevant:

C/ 41/122B Full planning permission for conversion of traditional stone barn to single dwelling Approved 02/07/2010

C/41/122C/LB listed building consent for conversion of traditional stone barn to single dwelling

Approved 02/07/2010

C/41/122G Full planning permission for erection of replacement agricultural

Refused 24/09/2020

CONSULTATIONS

8. The comments of statutory and non-statutory consultees are summarised below:

Natural England – Not received

Area Ranger (Wharfedale & Littondale) - Proposed development does not affect the PROW

Wildlife Conservation Officer - Complies with Policy W1 but no enhancement proposals have been shown and so does not comply with Policy W2.

CEHO - Craven DC - No comment.

Hebden PC – "The majority of Hebden Parish Councillors object to this application on the grounds that the barn is vastly too large for the location and its size is unjustified for the number of sheep to be kept inside only for part of the year."

PUBLIC RESPONSES

9. Advertised by site notice displayed 14th July 2022 and press notice dated 21st July 2022. No replies received.

ASSESSMENT

Key Issues:

- Planning policy
- Visual Impact
- Heritage Matters
- Biodiversity enhancements
- Parish Council comments
- Equality Act

PLANNING POLICY

10. Policy BE2 of the Local Plan permits new development for rural land-based enterprises if it is necessary to serve the needs of the enterprise in that location and that the owner has not been instrumental in disposing of a building within the last three years that could have met the need proposed. The building will provide accommodation for lambing ewes, hay storage and for occasional lairage and a full and detailed justification for the development has been provided.

11. This site has been selected following the recent refusal of planning permission for the demolition and replacement of an existing agricultural building within the holding. This was refused because it would have represented an over development of the site and would neither conserve or enhance the setting of the listed building and secondly because it would result in poor living conditions for the residents of the barn due to a poor outlook, loss of privacy, lack of amenity space and disturbance to those residents. This building is sited adjacent to a listed barn and was shown on the conversion details as being demolished to provide the site for a garage and garden for the dwelling.

12. Whilst an existing building will be lost, the applicant has fully explored the possibility of its replacement which was refused planning permission. In this case, it is considered that the proposal does accord with Policy BE2.

13. The existing agricultural building lies within the Hebden Conservation Area and close to a listed barn. The proposal would see the removal of this building which would have a positive impact on both heritage assets in accordance with Policy L1.

VISUAL IMPACT

14. The site is within a bounded by dry stone walls which lies opposite the farmhouse and within the holding. The landscape in this area is undulating and the site is not overly prominent in longer distance views from the road owing to the topography of the site. The building will be partially dug in. From the road only the top of the upper walls and roof would be visible and these would in time be softened by the proposed planting along the southern boundary. The building would not be seen from the track that passes to the southwest of the site owing to the height of the walls and the block of trees that will be planted. When viewed from the public footpath to the east it would be clearly seen as an agricultural building relating to the adjoining farm.

15. The site is well screened owing to the height of the nearby walls and the undulating hills and whilst it will be seen in partial views and from very close up it will be read clearly as an agricultural building in the landscape. Overall, the proposed development would not have a harmful visual impact and would accord with Policies SP1, SP2 and SP4 of the Local Plan.

HERITAGE

16. The Conservation Area boundary is approx. 35m from the application site; the proposed building is some distance from the boundary and is unlikely to affect the setting of the

Conservation Area however the removal of the existing agricultural building will positively enhance the character and appearance of the Conservation Area and see the enhancement of the setting of the nearby listed building and would be in accordance with Policy L1 of the Local Plan.

BIODIVERSITY

17. The application includes areas of tree planting which will provide both visual screening and opportunities for biodiversity enhancement, however a condition will be suggested to require the provision of bird and bat boxes to provide additional biodiversity opportunities.

PARISH COUNCIL COMMENTS

18. The Parish Council has objected to this application as it considers that the building is too large for the location and that its size is not justified for the number of sheep that are currently on the farm. The existing building has a footprint of 244.5m2 and the proposed building has a footprint of 258m2, only a small increase in size from the existing one that is being replaced and the design and form of the development is considered consistent with the design advice for agricultural buildings contained within the Design Guide. The building will also be used for agricultural storage of hay and straw in the summer and autumn as is common in buildings that are used for lambing and sheep husbandry. The building is needed to replace an existing building that is not suitable for modern agricultural standards.

EQUALITY ACT

19. 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.

20. 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

21. The proposed development has been justified as being required to provide accommodation for the applicant's stock and for storage which would in turn facilitate the removal of an unsightly building close to a Grade 2 listed barn, significantly enhance the setting of that listed building and the Hebden Conservation Area. Whilst the building will be visible in some views into the site, it will be seen in close views as being in the context of the adjoining farm and in longer views the planting will help assimilate the building into the landscape. The proposed development therefore accords with Policies SP1, SP2, SP4 BE2 and L1 of the Yorkshire Dales Local Plan (2015-2030) and advice contained within the Yorkshire Dales National Park Design Guide and guidance within the National Planning Policy Framework (2021).

RECOMMENDATION

22. It is recommended that permission is GRANTED subject to conditions based on the following:

- Standard time limit
- Plans Condition
- Materials
- Lighting
- Removal of existing farm building
- Landscaping
- Biodiversity enhancement
- Removal when not required
- Number of roof lights