

Darren Cryer

The Planning Inspectorate

Temple Quay House

2 The Square

Temple Quay

Bristol BS1 6PN

8 May 2018

Complaint on Approval at Appeal : APP/C9499/W/17/3187126

Full planning permission for change of use of barn to form one local occupancy dwelling – Tug Gill Lathe

Dear Mr Cryer

Friends of the Dales are dismayed by the decision by the Planning Inspector to allow on appeal permission for the above conversion of Tug Gill Lathe barn in upper Wharfedale. We wish to make a formal complaint about this decision.

The decision by the Yorkshire Dales National Park Authority to refuse permission was taken in line with the primary purpose of National Park designation, i.e. to conserve *and enhance* the natural beauty, wildlife and cultural heritage of the area.

In the Local Plan the text supporting the policy (L2 - conversion of traditional buildings) states that: "Intensive uses will not be appropriate in buildings that are isolated in the landscape. These locations will be incapable of absorbing the visual impacts associated with the development, in terms of physical alterations to the building, the provision of new infrastructure, and the higher level of disturbance associated with these uses."

Thus in our opinion the Yorkshire Dales National Park Authority was acting entirely in accordance with its policy, and its decision should have been supported.

In our view the appeal decision has indeed now completely undermined the Authority's statutory duty to protect the quality and character of the area. There are several other relatively isolated barns near the road in Wharfedale, and in other dales, and the appeal decision has now set an unfortunate and unacceptable precedent

We repeat overleaf our previous comments submitted during the Appeal process:



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“The Friends of the Dales wish to register their support for the refusal of planning permission for the conversion of Tug Gill Lathe barn in upper Wharfedale. The introduction of policy L2 ‘Conversion of traditional buildings’ into the current Local Plan was to enable more flexibility in permitting barn conversions. However, the policy does allow for judgements to be made on the visual impact of any such proposal.

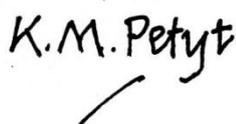
Tug Gill Lathe barn is a typical Dales field barn, set back from the road on the side of the hill in a relatively remote part of upper Wharfedale. It is simple in form, which arose from the need to keep stock and hay in the fields. Converting this barn in to a dwelling would introduce an unwelcome element of suburbanisation into the upper Dale, where population is low and largely confined to small, tight knit, settlements, such as Starbotten and Buckden. A dwelling here would of necessity involve turning some of the field over to the curtilage, with all the subsequent changes that would arise, notably the clutter of storage, external lighting, parking, garden paraphernalia, etc. Furthermore, a new access track would need to be constructed across the field, along with the alteration of the traditional drystone walling along the road to provide adequate visibility splays. There would inevitably be some undesirable loss of original historic features and simple character of the building.

As the barn sits on the hillside and at a point where there is a slight bend in the road, all these changes would be highly visible along the valley. This would go against the protection of the special qualities of the National Park, which include natural beauty and cultural heritage, due in large part to this distinctive pattern of field barns set in remote rural areas.

In addition, the conversion of isolated barns in locations such as this would impact on dark skies and tranquillity, as well as increasing the traffic along the narrow road, which is already difficult to negotiate during busy times. Therefore it would not be a sustainable situation nor would it contribute to the reduction of emissions, both professed aims of the Government, and of the National Park Authority.

The Friends of the Dales are particularly concerned about this appeal because, if it should be allowed, it would effectively undermine the Authority’s statutory duty to protect the quality and character of the area. There are several other relatively isolated barns near the road in Wharfedale, and in other dales, and it would set an unfortunate and unacceptable precedent.”

Yours sincerely

A handwritten signature in black ink that reads "K.M. Petyt". The signature is written in a cursive style with a long, sweeping underline stroke.

Dr Malcolm Petyt, Chair of Policy Committee

Friends of the Dales is a working (brand) name of the Yorkshire Dales Society which was founded in 1981 and is a registered charity and company limited by guarantee. Friends of the Dales is free of political and financial affiliations. We work to ensure that the Government, the Yorkshire Dales National Park Authority, and other relevant agencies deliver their obligations to care for the special qualities of the Yorkshire Dales, an internationally important area. We do this by considering major planning applications and policy development affecting the Yorkshire Dales and adjacent areas. We offer a year round programme of walks and talks so that everyone can enjoy and learn more about this beautiful area and why it needs protection. We have a membership of around 1,200 individuals, families, businesses and organisations.