

YORKSHIRE DALES NATIONAL PARK AUTHORITY

DELEGATED REPORT

Application No:	C/52/93C	Parish:	Long Preston
Applicant:	Brockenhurst Services Ltd	Officer:	Andrew Tait
Site Address:	Maypole Barn, Main Street, Long Preston, BD23 4PH		
Proposal:	Full planning permission for conversion of barn to 3 no. cottages for local occupancy or short term holiday lets		

DELEGATED AUTHORITY

1. Determination of this application is within powers delegated to Officers by virtue of the Authority's Scheme of Delegation and Committee Terms of Reference March 2021 (section C7).

APPLICATION SITE

2. Maypole Barn is a long rectangular barn located immediately adjacent to the Maypole Inn on Main Street in Long Preston. The barn is divided from the Inn by an access point and large parking area. To the front is a pavement and the A65. A recycling bin is currently positioned in front of the barn and alterations have been made to the frontage as the building was at one time utilised as a garage. The Maypole Inn is a grade II listed building. However, after some analysis the barn is not considered to be listed as part of the curtilage. The site lies within the Long Preston Conservation Area.

PROPOSAL

3. The application seeks full planning permission for conversion of barn to 3 dwellings for local occupancy or short term holiday lets. The plans originally submitted were for four dwellings. However, the degree of alteration was considered too intensive for a traditional building within the Conservation Area so the proposal has been reduced to three units with one three bedroom home and two- two bedroom homes.
4. Further amended plans have been submitted reducing the number of changes to the front elevation. A more recent amendment has altered the red line of the application to include land to the front and north side of the barn. While no changes are proposed to these areas it is understood that some underground infrastructure, including tanks are in this area as a result of a historic use of the building as a garage. The applicant has been in discussions with the Highways Authority and notified them of the change.
5. It was suggested that this area is included in the application so that the tanks and any other infrastructure can be removed as a necessary part of converting the barn to dwellings.

RELEVANT PLANNING HISTORY

6. There are a number of planning and listed building consent applications but these all relate to alterations to the Inn. The following application is relevant:

YD5/52/102E	full planning permission to alter
outbuildings	
Approved - Conditional	25/01/1990

CONSULTATIONS

Consultees:

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

United Utilities Water Ltd- No comments received

Highways - Craven DC- The access is existing and visibility is good. The new garden wall which will form a small garden area for unit 3 will not be more than 1 metre in height and not have any impact on visibility for vehicles entering or exiting the site. Any planting within the garden will be a minimum of 1 metre away from the new wall line. Dimensions are shown for the carriageway width and the maximum width of the wall from the gable end of the building at a point where the radius of the wall starts. (Plan 3055.1C). Conditions recommended for parking and visibility.

Wildlife Conservation Officer - The application is submitted with a report entitled 'Bat Survey Report and Method Statement - European Protected Species (Bats) - Reasonable Avoidance and Mitigation Measures' (Dave Anderson, dated '30.08.2022'). This is negative for bats or signs of bats roosting at the property. On this basis I would have no objection to the application being approved.

No nesting birds are reported but it is unclear to me from the report whether there was a search for signs of nesting. As a precautionary measure, I would recommend a condition requiring a prior check for nesting birds before conversion works commence if these works are scheduled to take place during the main bird nesting season.

I recommend adding informative notes concerning bats and nesting birds to any planning certificate and/or decision notice that is issued.

Local Plan Policy W2 applies here. In the report it is suggested that the provision of a single bat box left somewhere unspecified on site will be adequate. This could be taken as being biodiversity enhancement in line with Policy W2.

CEHO - Craven DC - The barn is likely to be served by the Long Preston village water supply. Permission from the Long Preston Water Trust must be gained in order for the water to be used. The addition of the barn will not alter the current sampling or risk assessment requirements.

Should a new supply be installed it would require risk assessing and sampling prior to completion and then dependent on use may require ongoing assessments/sampling. Where a

new supply is to be installed, it will require suitable treatment which must include a pre-filter and failsafe UV along with any other treatment deemed necessary.

CEHO - Craven DC

In respect to the above mentioned consultation I have the following comment.

The historical use of the agricultural building could have led to some potential contaminated land issues, namely fuel or agricultural chemical storage. The proposal is to introduce a sensitive receptor to the site and this must be taken into account. However any potential contamination is likely to be isolated, in order to ensure any potential risk is suitably addressed I would recommend a condition relating to reporting of contamination.

A noise condition is also recommended.

Fire and Crime Commissioner Fire and Rescue Authority- have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

Long Preston Parish Council- commented that the conversion of the derelict barn, on a brownfield site, to four cottages is a positive development and good for the village. There is good provision of parking and therefore, no further pressure on parking availability in the village. On the amended plans no further comment was made. The Parish Council had no further comments on the amended plans.

Building Conservation Officer-No objections to the proposal in principal, subject to a sympathetic design and treatment of the barn, Based on the available details, in my opinion there is not enough evidence at present to demonstrate that the barn or part of the barn is part of the curtilage of the listed building. Overall the amended plans are a significant improvement over the previous ones in that they more effectively conserve and enhance the historical character and layout of the building. However, alterations including the insertion of new openings and modern features such as solar panels will still have an impact on the building's character. Recommend the use of plain stone lintel and sill to any new openings, rather than full stone surrounds. With regard to the new first floor opening, on balance this is considered acceptable. , the insertion of a new plain square opening into the former loft space in this location would not cause any major issues regarding the readability of the barn's historical functions. Furthermore, it appears very likely that there has been some measure of rebuilding (or possibly raising, although there is no clear former eaves line) to the top of the front elevation, as evidenced by the poorer quality rubble stonework nearest the top, so it's unlikely that the work would harm any significant early masonry or fabric.

Public responses:

8. The proposal was advertised by site notice dated 29 September 2022- No comments received. The proposal was re-advertised because of amendments on 17 March 2023. One letter of objection has been received from a neighbouring landowner. The objection raises concerns about not being notified of the proposal, discrepancies in plans, the

increased site area includes land not in the applicant's ownership where the objector has long standing access to their property both from the side of the building and from the car park to the rear. The area to the front of the barn that is not in the ownership of the applicant's.

ASSESSMENT

Key Issues:

- Planning Policy
- Design and Impact upon the character and appearance of the conservation area
- Neighbouring amenity
- Ecology
- Parish Council comments
- Equality Act

PLANNING POLICY

9. 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.
10. Policy L1 considers development affecting heritage assets. Traditional buildings may be designated as Listed Buildings or are '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.
11. 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 is only allowed in isolated buildings where there would be no material alteration to the exterior of the building or its surroundings.
12. 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. Alterations to the building and the creation of any new curtilage and highway access should be the minimum necessary and should be sensitive to the traditional character and appearance of buildings and not adversely affect the immediate or wider landscape setting of the building or any parts of the building with recognised significance.
13. A proposal to convert a traditional building to a new use must satisfy the requirements of all three policies.
14. As the building in question was constructed prior to the 20th century and has historical and architectural merit, it is a traditional building for the purposes of policies L1 and L2.

The building is in reasonably sound condition and capable of conversion, as indicated by the structural report some stitching will be required on gable elevations in particular, some of this movement is likely caused by heavy traffic on the A65. In addition, while it is not considered to be a listed curtilage building it has some relationship with the Grade II listed Maypole Inn adjacent and is set in the Long Preston Conservation Area. It meets the locational requirements of the policy and would provide housing of a relatively modest scale in terms of affordability and sustainability for either local occupation or holiday lets. Either option would support the community in terms of providing modest housing or as accommodation for visitors that would use the local services in the village including the adjacent inn.

15. In the light of the above the proposal is considered to comply in principle with policies L1 and L2 and conforms with Policy SP3- Spatial strategy that emphasises the location of development within settlements.
16. There was some initial concern around whether the reduction of parking may reduce the viability of the adjacent inn in terms of people arriving by car and that this may be potentially prejudicial to Policy BE7- Safeguarding employment uses. However, confirmation has been provided by the applicant that 18 spaces are available and at the busiest times there is usually up to 15 cars, there is also the intention to mark the spaces making the arrangements more efficient for the Inn on the remainder of the site. The Parish Council have not raised this as an issue, welcoming the off-street parking for the dwellings. Consequently, there is no material prejudice to the functioning of the Inn and this respects the aims of Policy BE7.
17. The application would be subject to a local occupancy/holiday let Section 106 Agreement in accordance with current policy and as per the detail of the submitted application.

DESIGN AND IMPACT UPON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

18. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires the planning authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when considering proposals for development.
19. The original proposal included four dwellings. Despite keeping to the original footprint and form of the barn this was too intensive, resulting in too many alterations to the building that would be prejudicial to its historic character and contribution to the conservation area. The amended proposals are for three units which results in the need for less intervention on the front elevation with now just a single new opening to the west wall elevation that fronts onto Main Street. This is the elevation that makes the greatest contribution to the character of the Conservation Area. One new opening on the first floor of the barn would change this elevation. The view of the Building Conservation Officer is that insertion of a new plain square opening into the former loft space in this location would not cause any major issues regarding the readability of the barn's historical functions. The elevation currently has a forlorn appearance with an unsympathetic doorway and the siting of a recycling bin both of which detract from what is prominent elevation. The changes will be an enhancement. A line of solar panels is

proposed along the lower section of roof slope with three velux windows. There is no doubt that this would alter the character of the roof slope but the position low down rather than on the upper part of the roof reduces the visual impact. The panels are an integral part of the proposal to bring the building into use and in a sustainable way it is considered that on balance bringing the building into a positive use will make a positive contribution to the character of the Conservation Area.

20. There is a greater level of intervention to the east (rear) elevation with five new openings, though these are all of a relatively modest scale they are considered to be the minimum required to bring the building back into use. The rear of the building has an open character with no defined curtilage with the ability of cars to park up against the face of the building all of which detracts from its character. The proposal would set the parking for each unit away from the rear face of the barn with a small amenity area including bin storage for each dwelling.
21. The Building Conservation Officer is generally content with the proposal with some concerns around the detailing of the proposal in terms of the window surrounds. Conditions will ensure that the windows do not have formal framing surrounds and that the solar panels are of the later type that project only a limited extent above the roof. Subject to this the proposal is considered to enhance this heritage asset located within the Conservation Area. The combination of the new use, improvements to the front elevation and the removal of parking from the rear face of the barn are positive in terms of policies L1 and L3 of the Local Plan and fulfils the Authority's duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NEIGHBOURING AMENITY

22. In terms of neighbouring amenity there are no physical additions or alterations that would cause any overshadowing or loss of light to neighbouring dwellings, including that to the north that is sited facing the road. The key question is whether residential use would prejudice neighbouring amenity. The site is located within a settlement and there is nothing about the change to the front elevation that would be out of character with overlooking distances generally available of dwellings along Main Street. The rear elevation is divided from other residential property by the pub car park and some mature trees. The amenity of those occupying the new dwellings would be protected by the rear elevation of the dwellings having some defensible space to accommodate small amenity areas and parking for their own cars. The large opening on the gable elevation looks onto the entrance to the car park for the Inn but the design includes a small garden area between it and the entrance. Two openings on the opposing gable elevation will face the gable elevation of a detached dwelling to the north, the main gable of that property has no windows, though there is a glazed opening on a lean to rear extension facing the barn. However, the arrangements are not untypical of what might be expected in a settlement and as such the proposal complies with the elements of Policy SP4 that seek to protect human safety and amenity. A planning condition will regulate the hours of working to protect neighbouring residential properties.
23. An objection has been received from owners of land to the rear of the site raising concerns about the amended plans including an area where they have long standing access rights to a field to the rear of the site. However, where access matters are not for the planning system to make a judgement upon. The red line has been extended to

ensure that the development can be carried out because the applicant has been notified that there are underground tanks associated with the site that would need to be removed and this is the reason why the site area has been extended. In terms of this application beyond any necessary removal of infrastructure associated with the former use of the barn the application proposes no physical alterations to the land at the north or to the front (west) of the barn. The applicant has confirmed that they have no intention of altering any rights of access that neighbouring landowners have. An informative note on the decision points out that this permission does not give any rights to affect neighbouring access which is a private matter.

ECOLOGY

24. The application is accompanied by a bat report that surveys the barn as being negative for both roosts and signs of bats. On this basis the Wildlife Officer has no objection to the application being approved. A condition is recommended that a nest check for birds is carried out prior to works starting, if they are to be started during the nesting season. The application is required to provide biodiversity enhancement to comply with Policy W2. Four bird nesting boxes are indicated on the drawings, and these will be secured by planning condition, ensuring that the proposal complies with Policy W2.

PARISH COUNCIL COMMENTS

25. The Parish Council have provided comments supporting the application as set out above and make no further comment upon the changes in the amended plans.

EQUALITY ACT

26. 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.
27. 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

28. The building is located at a key point within the Conservation Area, adjacent to the listed Maypole Inn. The building currently appears to be somewhat forlorn in appearance with a recycling skip in front of it. The proposal will bring the building back into beneficial use enhancing the building and its setting and providing three small local occupancy or holiday let properties. The proposal is considered to comply with policies L1, L2, L3, BE7, SP3, SP4 W1 and W2 of the Local Plan.

RECOMMENDATION

29. It is recommended that permission is GRANTED subject to a Section 106 legal agreement for local occupancy/holiday lets and planning conditions.