



Appeal Decision

Site visit made on 3 December 2025

by **Paul Martinson BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 December 2025

Appeal Ref: APP/U2750/W/25/3372847

Park Farm, Main Street, Womersley, Doncaster DN6 9BG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Park Farm Womersley Development Ltd against the decision of North Yorkshire Council.
 - The application Ref is ZG2023/0445/FUL.
 - The development proposed is Conversion of barn to dwelling, conversion of stables to dwelling, demolition of redundant modern agricultural building and associated works.
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Decision

1. The appeal is allowed and planning permission is granted for conversion of barn to dwelling, conversion of stables to dwelling, demolition of redundant modern agricultural building and associated works at Park Farm, Main Street, Womersley Doncaster DN6 9BG in accordance with the terms of the application, Ref ZG2023/0445/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal proposal relates to a stone barn located perpendicular to the road and a former stable, a mixed brick and stone building set further back from the road. Owing to the different names given to the two buildings throughout the evidence, I shall refer to the barn perpendicular to the road as Barn A and the part brick part stone former stable that is set back as Barn B.

Main Issues

3. The main issues are:
 - whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies, including the effect upon the openness of the Green Belt;
 - whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

Reasons

Whether Inappropriate Development

4. The Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It goes on to state that

inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

5. Paragraph 154. h) lists forms of development that are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include at 150. h) iv) the re-use of buildings, provided that the buildings are of permanent and substantial construction. Policy SP2 of the Selby District Core Strategy Local Plan (2013) (the CS) requires proposals to be assessed in accordance with national Green Belt policy.
6. Saved Policy H12 of the Selby District Local Plan (2005) supports the conversion of rural buildings outside of development limits to residential use where, amongst other things, the building is structurally sound and capable of re-use without substantial rebuilding, and, the proposed re-use or adaptation will generally take place within the fabric of the building and not require extensive alteration, rebuilding and/or extension. Notwithstanding that the Council states that the appeal site lies within the development limits of Womersley, these are nonetheless useful parameters to have regard to when determining whether or not a proposal represents a re-use of a building.
7. Barn A and Barn B form part of a former farmyard which includes more modern buildings all of which are associated with the former farmhouse which has now been renovated. In order to demonstrate compliance with the provisions of paragraph 150. h) iv), the appellant has supplied two letters and two reports from consulting structural and civil engineers, which were produced during the period of determination of the application.
8. Barn A comprises of two sections, a larger section closest to the road with its end abutting the roadside verge, and a smaller, lower section. Whilst the smaller part of the building retains a pantile roof, the larger portion has no roof and no gable above eaves level. One of the first floor windows is missing a lintel due to its position in the building, and there are signs of deterioration of the wall plate in the absence of any roof and areas where the masonry appears loose as well as cracking throughout the structure.
9. Barn B has a brick frontage onto the farmyard. Its two storey end is clearly under considerable structural pressure. This elevation comprises of four open bays separated by brick piers. The timber lintels have all decayed to such an extent that they are falling into the building. This has resulted in a loss of masonry below a first floor doorway and the near collapse of the north west corner of the building. The gable here is subject to cracking, whilst the external stair has partly fallen away.
10. The letters from the structural engineer set out the works required to convert the buildings. However, they do not assess the current structural condition in any detail. Moreover, the proposed operations outlined are described as the 'minimum structural work required' and that elements of the existing structure would be maintained 'where feasible'.
11. The reports provided for both buildings however contain more clarity. These clearly identify which sections of the building will be retained and which will require removal. The areas of rebuild will comprise of the the first floor front elevation of Barn B along with its east facing gable. Barn B will also require a new first floor and new roofs as well as the replacement of all timber lintels. Barn A requires the

rebuilding of the roadside gable above eaves level, new timber first floor, new roof and replacement of timber lintels.

12. Given that the vast majority of both structures are identified as being retained, I am satisfied that substantial rebuilding is not required. The Council cites a lack of a step-by-step schedule of the proposed operations; however this can be secured through a planning condition. From the information before me I am satisfied that the proposed operations would not further undermine the stability of the surviving structure, moreover, it is in the appellant's interests to ensure the building remains standing given that if it collapsed, re-use or conversion would be unachievable.
13. In terms of its impact on openness, the development would not increase the size of the appeal buildings but may lead to additional residential paraphernalia. However, given the edge of village location, and that the visible areas have previously been occupied by buildings and used as a farmyard, I am satisfied that the gardens and any parked cars would not result in a discernible loss of openness.
14. In view of the above, I am satisfied that the proposal would constitute the re-use of the buildings, and that they are of permanent and substantial construction. The proposal would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. The proposal therefore falls within the forms of development referred to in paragraph 150 of the Framework and as such is not inappropriate development in the Green Belt. For this reason, the proposal complies with Policy SP2 of the LP.

Other Matters

15. The appeal site lies within the Womersley Conservation Area (CA). Whilst not a reason for refusal, I have a statutory duty under section 72(1) of the Act¹ to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA.
16. The CA encompasses much of the village, which comprises of ribbon development to both sides of the principal roads of Main Street and Park Lane. Open farmland lies beyond and is visible in gaps between buildings in the village. Buildings are constructed of a mix of brick and stone, often with pantile roofs. Detached farmhouses and traditional farm buildings are located throughout the village and ensure the legibility of its agricultural past. The character and appearance and thus special interest and significance of the CA insofar as it relates to the appeal, derives from the pattern of development along the principal roads, the high number of former agricultural buildings, the distinctive materials and the rural setting.
17. The appeal buildings are visible from the road and are clearly identifiable as former agricultural buildings, utilising materials that are consistent with the character and appearance of the CA. They both have a distinctive linear character with a solid to void ratio that is reflective of their former use. They therefore reinforce the character and appearance of the CA. Whilst they are currently in poor condition, they nonetheless continue to make a positive contribution to the special interest and significance of this designated heritage asset. The appeal scheme would ensure that the buildings would be maintained as part of the CA and, subject to conditions in relation to materials and other matters set out below, would ensure that its character and appearance would be preserved.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990.

Conditions

18. I have had regard to the conditions suggested by the Council and considered them against the tests in the Framework and the advice in the Planning Practice Guidance (PPG), making such amendments as necessary to comply with those documents. In addition to a condition requiring commencement with the standard statutory period, I have attached a condition specifying the approved plans.
19. A condition is necessary in relation to the provision of a method statement detailing the process for conversion as set out in my reasoning above. A condition is required for the provision of a landscaping scheme, having regard to the edge of settlement location, abutting open countryside. There is also a need to ensure a sensitive approach to hardsurfacing, given the presence of traditional buildings, surviving historic hardsurfacing and the importance of the site within the CA. The provision of a construction management plan is necessary in the interests of highway safety. A contaminated land assessment is in the interest of public protection. These conditions all require submission of details prior to the carrying out of any of the development.
20. Given the location within the CA and the need to ensure the proposal would preserve the traditional agricultural character of the buildings and their surroundings, conditions requiring the provision of details of roofing tiles, windows and doors, rainwater goods, replacement heads and cills, and boundary treatments are required as well as a condition ensuring that any repair works to the boundary wall match the existing.
21. A condition is necessary to ensure that the parking and turning areas and visibility splays for the development are provided and retained in the interests of highway safety. Similarly, measures to prevent surface water runoff, material or overhanging gates from entering the highway are also necessary in the interests of highway safety.
22. I am statutorily required to have regard to conserving biodiversity and therefore a condition requiring implementation in accordance with the Ecological Appraisal and the provision of a lighting scheme is necessary, specifically with regard to bats.
23. A condition restricting the hours during which development works are carried out in association with development is necessary to protect the living conditions of the occupiers of neighbouring properties. Notwithstanding the provisions of the Building Regulations 2010, in line with the drainage hierarchy in the PPG, it is nonetheless appropriate to require details for the disposal of surface water through a condition.
24. Despite the location within the CA and the existing limitations within the GPDO, some aspects of permitted development which could be carried out could potentially be detrimental to the traditional agricultural character of the buildings and their contribution to the CA, having regard to the site's prominence within the streetscene. In particular, extensions could disrupt the linear character whilst the insertion of windows could impact on the solid to void ratio, leading to a more domestic appearance. Chimneys, porches or the provision of rooflights could have a similar impact, domesticating the appearance of the buildings. As such, I have imposed a condition requiring the removal of permitted development rights relating to these matters. Whilst the Council recommended removing Class B of Part 1, Schedule 2 of the GPDO, any additions to the roof in this regard would require

planning permission due to the location within the CA. I have therefore not imposed this element of the condition.

Conclusion

25. The proposed development would not conflict with the development plan. There are no material considerations which indicate that the decision should be made other than in accordance with the development plan. Therefore, for the reasons given and subject to conditions, I conclude that the appeal should be allowed.

Paul Martinson

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Location and Block Plan Revision D; Access Proposal Plan 2129 101C; Existing Floor Plans and Elevations Barn 004 Revision B; Existing Floor Plans and Elevations Stable 003 Revision A; Proposed Floor Plans and Elevations Stables 013 Revision B; Proposed Floor Plans and Elevations Barn 014 Revision B.
- 3) No development shall commence until a comprehensive method statement, based on an up-to-date structural report, detailing the step-by-step approach for the conversion of both buildings including details of any foundation works, shoring, propping or underpinning, has first been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 4) No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include details of proposed hard landscaping materials, including the retention of any existing hardsurfacing, tree and plant species, sizes, number and planting densities and a management plan. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 5) No development shall commence until a Construction Management Plan has first been submitted to and approved in writing by the local planning authority. The development must be undertaken in accordance with the approved plan. The plan must include, but not be limited to, arrangements for the following in respect of each phase of the works:
 - i) details of any temporary construction access to the site including measures for removal following completion of construction works;

- ii) wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
 - iii) the parking of contractors' site operatives and visitor's vehicles;
 - iv) areas for storage of plant and materials used in constructing the development clear of the highway; and
 - v) contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.
- 6) No development shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the local planning authority. If any contamination is found, no development shall take place until:
 - i) i. a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority;
 - ii) ii. the site has been remediated in accordance with the approved measures and timescale; and
 - iii) iii. a verification report has been submitted to and approved in writing by the local planning authority.
- 7) If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended until:
 - i) i. additional measures for the remediation of the site have been carried out in accordance with details that shall first have been submitted to and approved in writing by the local planning authority; and
 - ii) ii. a verification report for all the remediation works has been submitted to and approved in writing by the local planning authority.
- 8) No work relating to the development hereby approved, including prior to building operations and during the construction period shall take place other than between the hours of 08:00 hours and 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank or National Holidays.
- 9) Alterations, rebuilding and making good of the existing walls of the buildings and the boundary wall fronting onto Main Street shall be carried out with materials which match the existing building or boundary wall to which the works relate, including the coursing, pointing and mortar mix.
- 10) Prior to any works to the roof of the stable and stone barn, samples of the proposed roof tiles to be used shall be submitted to and approved to the local planning authority. The development shall be carried out in accordance with the approved details.
- 11) Before the installation of any windows or doors, details of the proposed windows and doors, including design, specification, method of opening, method of fixing and colour finish, shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the agreed window and door details.

- 12) Before rainwater goods are installed, details of the material, finish and colour of all rainwater goods shall be submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the agreed details.
- 13) Before any window or door heads and cills are installed, details of all heads and cills, including design, extent of projection from the external face of the building, material and construction, in the form of scaled drawings and material samples/specifications, shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 14) The development shall be undertaken in accordance with sections 6.2 and 6.3 of the Preliminary Ecological Appraisal (PEA) & Preliminary Bat Roost Assessment (PRA) Report Revision A, dated April 2023 and section 7 of the Bat Survey Report dated August 2023.
- 15) Prior to any external lighting being installed, details of all external lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved lighting details and thereafter maintained as such.
- 16) Prior to the occupation of any dwelling hereby approved, details of all proposed boundary treatments, including height, materials, appearance and positioning, shall be submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be implemented in full prior to the occupation of any dwelling and retained as such thereafter.
- 17) Prior to the occupation of any dwelling hereby approved:
 - i) The visibility splays as shown on Access Proposal Plan 2129 101C shall have been created. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times;
 - ii) Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway;
 - iii) Provision to prevent surface water from the site/plot discharging onto the existing highway and maintained thereafter to prevent such discharges;
 - iv) The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway; and
 - v) Measures to enable vehicles to enter and leave the site in a forward gear. All works must accord with the approved details.
- 18) No dwelling must be occupied until the parking areas as shown on Access Proposal Plan 2129 101C have been constructed and sealed with a hard surface that does not contain loose material. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 19) Prior to the occupation of any dwelling or commencement of any surface water drainage works, whichever is the sooner, details for the method of disposal of the surface water shall be submitted to and agreed in writing the

local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained as such.

- 20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development including any extensions or alterations, porches, chimneys or alterations to the roof of either dwelling approved by this permission, permitted by virtue of Classes A, C, D or G of Part 1 of Schedule 2 to the Order shall be undertaken.

END OF SCHEDULE