



Date: Wednesday, 9 May 2018

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

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## **SOUTH PLANNING COMMITTEE**

### **SCHEDULE OF ADDITIONAL LETTERS**

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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| <b>SOUTH PLANNING COMMITTEE</b>  |   |                                |
|--|---|--------------------------------|
| <b>SCHEDULE OF ADDITIONAL LETTERS</b>  |   |                                |
| <b>Date: 9<sup>th</sup> May 2018</b>   |   |                                |
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| <b>Item No.</b>  | <b>Application No.</b>  | <b>Originator:</b>             |
| 5  | 17/02689/FUL The Larches, Larches Lane<br>Oreton                            | Farlow Parish Council          |
| <p>Farlow Parish council met in public session on Thursday 26 April 2018 and their unanimous <b>objections</b> to the above revised application can be summarised as follows</p> <p><b>Objections</b></p> <p>Although there has been some movement in the positioning of the buildings the subject of this application such movement is minimal and in no way addresses the concerns of the neighbour Dave Turner.</p> <p>If the buildings in question could be moved to the adjacent field and behind the ménage and pylons this would address our concerns and consequently we would withdraw our objections.</p>  |   |                                |
| <b>Item No.</b>  | <b>Application No.</b>  | <b>Originator:</b>             |
| 7  | 17/06074/FUL – Proposed Affordable Dwelling<br>at Clunton Coppice, Clunbury | Agent – Shaun Jones<br>(Halls) |
| <p>I refer to your officer recommendation and wish to make the following points to the planning committee:</p> <ol style="list-style-type: none"> <li>1. Your report says Clunton Coppice is not considered to be a recognisable named settlement. The site address in your description includes “Clunton Coppice”. Your report refers to Clunton Coppice 14 times in the context as a settlement. It is therefore clearly a recognised name.</li> <li>2. In 6.2.2 you refer to Clunton Coppice as a dispersed scatter of 5 houses and a farm within 340m. You accept that the road sign refers to the settlement.</li> <li>3. In 6.2.4 you state most of the houses were built and occupied by charcoal workers or woodland workers. Clearly the historic origin, link and purpose of this small group of houses created a small settlement by nature.</li> <li>4. In 6.2.4 you state the “settlement pattern is very dispersed and <b>typical</b> of the ancient and irregular pattern of development found in the Wooded Hills and Farmlands landscape identified in the County’s Landscape Character Assessment”. This clearly reinforces the point Clunton Coppice is a settlement typical of this rural location.</li> <li>5. 6.5.1 states two dwellings are within 50m and 85m. This is typical of this rural location. Para 2.1 says “There are three other houses in the immediate vicinity”.</li> <li>6. Para 6.2.3 notes the roadside hedge and “tall hedges along field boundaries”. The fields are narrow. The land to the south rises to woodland. Therefore, the site has a very narrow visual envelope in Landscape and Visual Impact Assessment terms.</li> </ol> |   |                                |

7. Para 6.2.4 says “the proposed lodge would not be prominent in distant views”. Para 6.3.4 says the design is acceptable; the timber cladding and scale being more in keeping than a two- storey dwelling.

8. The landscape can accommodate a single storey modest lodge with light coloured timber cladding. The orientation is such that the narrow width (6-8m) is the one which will be seen in the landscape, not the length of 14.5m. Correct orientation assists assimilation into the landscape.

9. Strong Parish Council support has been demonstrated.

| Item No. | Application No.  | Originator:            |
|----------|--|------------------------|
| 7        | 17/06074/FUL – Proposed Affordable Dwelling at Clunton Coppice, Clunbury | Third party in support |

Additional comments submitted including a page from the 1871 census where there are 5 entries with the Road/Street name given as ‘Clunton Coppice’, and questioning the statement that Clunton Coppice is not considered to be a recognised settlement:

From the 1871 census under the civil parish of Clunbury you find that the HAMLET of Clunton Coppice records 10 dwellings and 10 households. Occupations range from Shepherd, agricultural labourer, shoemaker, small farmer of 6 acres. There are at least 15 children living in these households. The Meadows are named and recorded as 2 dwellings.

The 1911 census, the last census you can view at present, record only 7 dwellings at Clunton Coppice. In more than one case cottages have been combined to make larger dwellings which has obscured the fact that Clunton Coppice is a settlement.

Settlements can be linear, ribbon or scattered. According to English Heritage

*“Linear settlements follow a transport route, may have no obvious centre, but have a long and narrow shape”*

This is what Clunton Coppice is, and is one of the many type of small settlements found in rural south west Shropshire, other examples in the area- Beambridge, The Fish, Mainstone, Hobarris, to name but a few.

With regard to the Committee Report assertion that the development would detract from the character and quality of this part of the Shropshire Hills AONB:

There are precedents for these type of lodges in the AONB. Bush Farm, Clunton, located 1.5km from the proposed dwelling, was granted planning permission in 2005 for 10 lodges. These lodges are permanently sited but used as holiday accommodation. The applicants timber lodge is a more sympathetic design then those at Bush farm, and as stated in para 6.3.4

*Is more in keeping with the character and history of the immediate locality. It is considered that the design is acceptable in this location.*

I may add that the proposed build will blend with the existing tasteful timber extension found at the neighbouring property.

Finally –

I refer to this committee’s decision made in August 2017 to grant permission for an affordable dwelling at Weston Farm Clun contrary to the planning officer’s recommendation. The affordable dwelling is arguably in a more isolated position than this one would be.