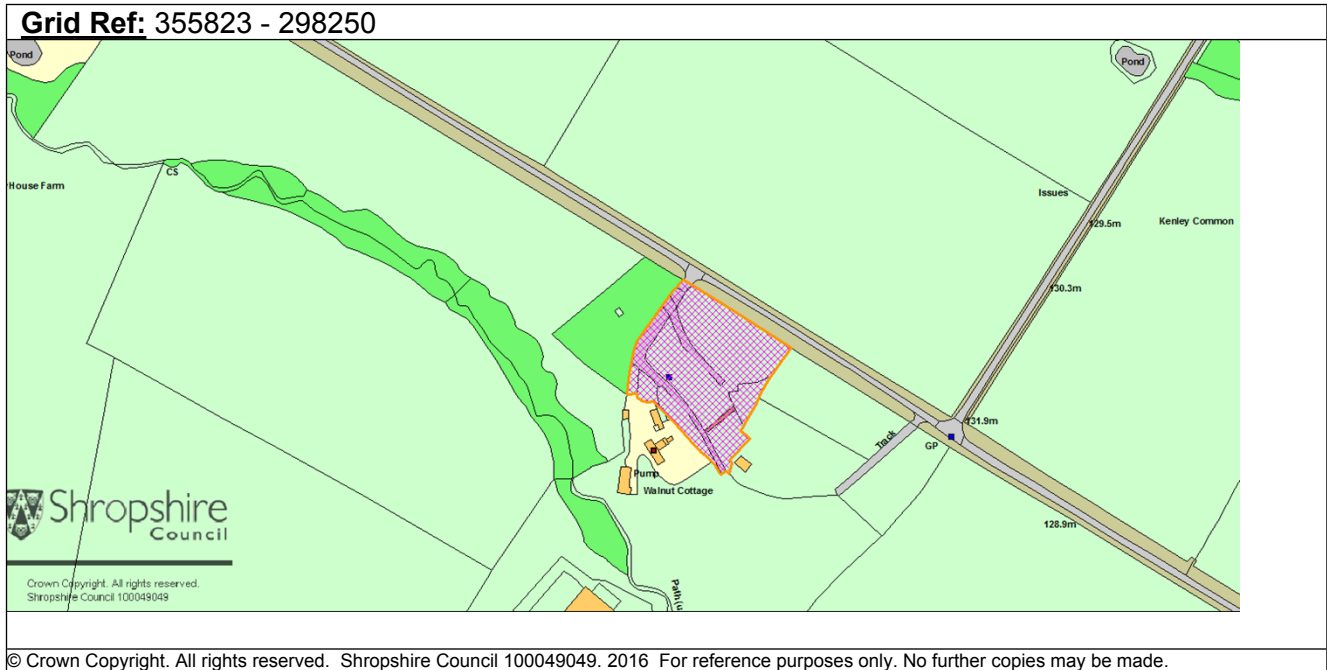


Development Management Report

Responsible Officer: Tim Rogers
Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

<u>Application Number:</u> 16/02140/FUL	<u>Parish:</u>	Kenley
<u>Proposal:</u> Application under Section 73a of the Town and Country Planning Act for retrospective planning permission for the siting of 15 touring caravans, formation of childrens play area, erection of shower and toilet blocks, lighting fixtures, flag poles and the creation of a wider vehicular access with new entrance gates and associated boundary treatment (amended description)		
<u>Site Address:</u> Milward Rise Kenley Shrewsbury Shropshire SY5 6NS		
<u>Applicant:</u> Mr & Mrs W Milward		
<u>Case Officer:</u> Mandy Starr	<u>email:</u> planningdmsw@shropshire.gov.uk	



Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.**REPORT****1.0 THE PROPOSAL**

1.1 This application which is retrospective is for the change of use of an agricultural field of 0.6ha for the siting of up to 15No touring caravans for recreational use including hard standing areas; erection of toilet block and shower block, entrance gates, walls and pillars, lighting and flag poles; formation of children's play area on a field that is sited in front of a dwelling known as Walnut Cottage, Kenley which is Grade II listed. The application site is known as Milward Rise Caravan Park.

1.2 The applicant's took over the existing caravan site four years ago which had been operating under a Caravan Club Licence for 5 caravans. Within a year, the applicants had applied for a Caravan Site Licence from Shropshire Council which was granted by Public Protection (CS/SC031018). Works to enlarge the site started after this time, but the applicants were not made aware that they also needed full planning permission for the use of the land for 15No touring caravans and associated operational development.

2.0 SITE LOCATION/DESCRIPTION

2.1 Milward Rise Caravan Park is situated on the 'C' class road that runs to the south of Kenley Common. It is set back from the road behind a wide grass verge and to the south east is the village of Hughley whilst to the north is Bank Farm. To the south west of Walnut Cottage is Pool Farm. The site is some 5km from the A458 Much Wenlock to Shrewsbury Road to the north of the site. It is also about 2km to the west from the B4371 that leads from Church Stretton to Much Wenlock along the Wenlock Edge.

2.2 Walnut Cottage is an old C17 squatter's cottage which was extended in the late C18 with later additions and alterations in a small amount of agricultural land. The dwelling is a Grade II listed building which has been much altered in recent years. Although the site is in the open countryside, it is just outside the Shropshire Hills Area of Outstanding Natural Beauty as the eastern boundary of this designation is just to the east at Hughley.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

3.1 The proposed development is considered to accord with the requirements of the Council's adopted policies, but has result in a large number of contrary opinions having been received, so as a result this would require the case to be determined by Committee under the terms of the scheme of delegation to officers as set out in Part 8 of the Council Constitution.

The Case was considered at the Central Agenda Setting Meeting on 11th August 2016 and both the Chair and Vice Chairman of the Committee wished to consider this scheme at Committee.

4.0 Community Representations

4.1 - Consultee Comments

SuDS

Drainage details, plan and calculations should be conditioned if planning permission were to be granted.

SC Ecology

Recommend condition and *informatives*

Shropshire County Highways

(*Original comments 01.07.2016*) No Objection - Subject to the development being carried out in accordance with the approved details and the conditions/informatives.

(*Additional comments 26.09.2016*) following submission of revised plan showing gate being set back by 15m in order to comply with highway requirements:

No objection to the amended information as this seeks to address previous conditions set out in earlier response. The submitted Amended drawing No PMD-02 (received 22.08.2016) is considered acceptable subject to surfacing of the access between the carriageway and gates being confirmed as a suitable bonded material. Recommend additional condition with a time limit of three months for the surface to be laid with a bonded material.

SC Trees

Trees on site do not appear to have been affected by this retrospective application and I support the proposed new tree and hedge planting therefore I have no objection on the grounds of trees.

SC Archaeology

We have no comments to make with respect to archaeological matters.

SC Conservation Historic Environment

This application seeks retrospective planning permission for the siting of a caravan park and our Team has been consulted as the caravan park is sited immediately to the front of the Grade II listed Walnut Cottage, originally a small 17th Century squatter's cottage, later altered and extended in the 18th and 19th Centuries, and more recently a new wing was granted approval and constructed I understand in 2013; a traditional outbuilding associated with Walnut Cottage, converted to a holiday let, is also in close proximity and forms a group with Walnut Cottage.

A Heritage Statement has been submitted In our view based on the material provided there is a degree of impact on the heritage assets as the caravan park does impact on their setting, and efforts to minimize this impact visually would be supported in terms of minimal/reduced lighting, minimal hardstanding, minimal and well maintained subsidiary structures, etc.

- Public Comments

4.2 **Church Preen, Hughley and Kenley Parish Council:**

Original comments dated 08.07.16 The Council voted by a majority decision (there being two abstentions) to object to the Retrospective Planning Application above as it was felt that the area was already well served by similar tourism providers and a major development, such as this, would detract from the natural beauty that tourists visit the area to experience.

Additional comments received 02.10.2016: 29.09.2016 September 2016 the Parish Council voted to object to the creation of a wider vehicular access associated with this retrospective planning application.

Reason for objection is: The entrance would be wider than the carriageway, industrial and not in keeping with the character of Kenley Common. The need for the stone wall is understood but would like to see trees planted in front of it.

62 letters have been received of which 34 are in support of the scheme, 26 object to the scheme and 2 comment on the scheme.

Comments of support made in respect of scheme:

- Recently updated to a children and pet friendly site
- Cheapest of all three sites in area
- Site is very clean including the chalet
- Disagree and are shocked by the extent and rudeness of objectors comments as these are not valid
- Site is not a new site as it has been here for a number years
- Not a large site but it is welcoming with welcoming hosts
- Cannot understand the comment referring to suburban lighting as there is only 1No light and need a torch to go out at night
- Play area is amazing and being wooden is environmentally friendly
- Find flag poles attractive features and cannot understand why 2 are objectionable
- Gates are not “flashy” and give security to site and gated entrance was in place before current owners moved in and many properties in local area have gated entrances
- No objection to use of CCTV as gives on site security
- Brick wall at access has been restored using local stone – need to compare this with the high brick wall built at the riding school at Hughley
- Applicants have instigated a landscaping plan to minimise visibility with hedges being now allowed to grow up
- Compared to nearby site where vehicle got damaged this site is much safer

- Consider that the managed grass verge is an important feature
- Never encountered any problems entering or leaving site in this remote area as site has never presented a problem for road users
- Cannot understand objections to site being made larger as this would increase the tourism for the surrounding area and increase revenue
- Have stayed in caravans in Hughley for past 15 years on all three sites and they all can be seen from road at different times of the year and all have electric lighting and security gates
- When site was operated by previous owners it was not maintained to the same standards at all
- Use of gravel/ recycled stone hardstandings assists with drainage to reduce flooding in Hughley
- Issue of site being unsightly is ridiculous and would not spoil views of AONB as there is already a caravan site in AONB
- Ideal for disabled customers as site is well managed
- Good facilities with toilet and shower blocks
- Would appear that an objector who says that they have lived here for 30 years was not aware of the run down appearance of the previous campsite

26 letters of objection have been received making the following comments:

- With regard to the Design & Access Statement (DAS), it says that this site is to compliment the area and accommodate visitors that visit nearby tourist areas and local amenities. Would disagree as visitors are already accommodated at Hughley without any visibility issues to mar the landscape. The additional trade that the applicant claims his site brings to local businesses is illusory as the only persons to benefit are the applicant as there are no public houses, shops or cafes nearer than Much Wenlock or Church Stretton and there are several caravan sites between these towns already.
- Object to the large number of caravans, grandiose entrance, multiple gateways, brightly coloured playground equipment, floodlights and flagpoles, large signs, intimidating CCTV that covers open space and use of white marker posts on Kenley Common which all look suburban and out of place in rural landscape. Would disagree with DAS that states that development has been sympathetically sited without detrimental effect on the surrounding landscape.
- The grass verge outside of the site is not within the control of the applicant so the white bollards that he has stuck in grass should be removed and the second access to the site should be re-instated as a farm gateway not used as a further business access to the site
- Caravans are stored on the site throughout the winter and are viewed as an expanse of white objects that are not screened from neighbours
- Caravans can be clearly seen from the surrounding higher ground all

year round

- Concerned that planning permission is granted for this site, then there would be further pressure to develop the adjoining field for more caravans in future
- Scheme is not sympathetic or without detriment to the green and unbroken landscape of Kenley Common which was distinctive for its natural beauty beforehand and by creating kerbs is causing hazards to road users
- Do not agree with the assertion that the desirability of the new development would make a positive contribution to the local character and distinctiveness. The local area is already adequately services in terms of tourism and places to stay which are hidden and undisruptive, so the siting of 15No caravans is not making a positive contribution to local character and distinctiveness; so suggest that the site is reduced back to 5No caravans as before which would not require such large areas of hardstanding and commercial development
- The applicant purchased the property in the full knowledge that this was a Caravan Certified site with a maximum of 5No caravans, so the applicant should not assume that planning permission for a larger site would be granted as he already operates a further business from the site already
- . With regard to the NPPF which seeks to support local rural tourism and leisure developments that benefit business in rural areas cannot agree that this means a caravan park that is visible and on the same level as the road with a large entrance and lighting that does not respect the character of the countryside and brings tourists in the area is compliant with “ appropriate locations where identified needs are not met by existing facilities” when there is a much larger site only 300m from the site that meets these needs and which is totally hidden from view and which meets the identified needs of the village.
- With the two well established caravan parks in the vicinity do not believe that there is any local economic benefit for this scheme
- Dispute the wording that states in DAS that the proposed layout has been purposefully been designed to fit in with the surrounding landscape and ensure that the touring caravans are unobtrusive in the countryside as the hedges have been reduced and there is a playground and telephone box and is clearly visible from the road and surrounding countryside
- Much of Ape Dale is in AONB, so a site with the flag poles, white bollards on the verges and lights visible at night already erodes the rural aspect and if the site is allowed to increase by 200%, it will affect the ethos of the area which is already under pressure from other types of development
- Consider that the design is a balance between two aims of the planning system with efficient economic development and protection of the landscape so consider that 5No caravans are an efficient

economic development for this family site but 15 does not protect the county's landscape

- Disagree with comment that the scale of the site is smaller than other sites in the surrounding area and will continue to be small scale due to the minimal number of visitors using the site. Instead site should be smaller due to the openness of the site which does not have the advantages of following natural contours as elsewhere
- Dispute the comment regarding Ecology which states that the site has been used for many years as a caravan site for at least 12 years prior to applicants arriving. There was a small caravan site on the land for 50 years, not 15
- Concerned about the ecological damage caused by removal of hedges and digging up of established pastures to create additional hardstandings for caravans
- Walnut Cottage is one of 8 listed buildings in parish so it unacceptable to legalise the desecration of this once lovely dwelling and its setting due to this entirely unsympathetic commercial development which has already been done without prior consent.
- This is a change of use of the land not an agricultural diversification venture and this site has been developed without planning permission and is an ugly intrusion into the landscape and applicant is intent on completely overdeveloping the site and encouraging touring caravans as well as large motor homes onto narrow country lanes in an area already well served by well-screened discrete sites in the locality
- The additional unauthorised vehicular access compromises highway safety as do the existing single track roads servicing the site which are not suitable for touring caravans which have already resulted in danger to local horse riders in the area due to the removal of an existing pull in area.
- Highly visible from Wenlock Edge and from AONB and National Trust viewpoints
- This is not a genuine application for a new development but a retrospective application for a caravan site which is already in use without planning permission and which is intended to act as a "Trojan Horse" to allow the incremental expansion of the site in a way that uses tactics to circumvent the planning process
- Should be noted that the majority of the supporters of this case are not local and come from built up areas so they like to come to Kenley, but if such sites are allowed to grow in such rural areas in such volume, then this will no longer be attractive open countryside and people would object to the proliferation of caravan sites alongside roads as it would no longer be a peaceful retreat
- Would suggest that the Planning Authority has a duty of care to protect the countryside from unsympathetic development and not allow its ruination to support the financial gain of one resident
- Ground is poorly drained and there is a potential flood risk

5.0 THE MAIN ISSUES

Principle of development
Siting, scale and use of site
Visual impact and landscaping
Assessment regarding the Change of Use of land
Impact on the setting of Listed Building
Other Matters

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 **Core Strategy**

CS5 Countryside and Green Belt states that new development will be strictly controlled in accordance with national planning policies protecting the countryside. It does however permit development proposals on appropriate sites which maintain and enhance countryside vitality and character where they improve the sustainability of the rural communities. Any application will therefore need to assess the characteristics of the site and the nature of any impacts to the local environment and amenities and consider whether any identified impacts are capable of being satisfactorily mitigated.

CS6 which deals with sustainable design and development principles states that development should conserve and enhance the built, natural and historic environment and be of an appropriate scale and design taking into account local character and context. It also needs to take into account the health and wellbeing of communities including safeguarding residential and local amenity and that development is designed to a high quality consistent with good practice standards including appropriate landscaping and taking account of site characteristics and ground contamination.

CS7 deals with Communications and Transport. Sustainable development requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure and services.

CS13 Economic Development, Enterprise and Employment. This policy seeks to support enterprise and deliver sustainable economic growth and prosperous communities. The policy also seeks to ensure that the business investment recognises the economic benefits of the County's environment and quality of life as unique selling points which need to be valued, conserved and enhanced. There is a need to promote a sustainable pattern of development in line with the spatial strategy means that much of the economic development takes place in Shrewsbury and the Market towns, but in rural areas small scale economic

development and non-agricultural farm diversification schemes, green tourism and leisure are areas of economic activity for which policy provision needs to be made. This type of development needs to link in with Policy CS5 as proposals in the countryside should be consistent with their scale and impact with the character and quality of the location

CS16 deals with Tourism, Culture and Leisure. In order for the Council to deliver high quality sustainable tourism and cultural and leisure development they must enhance the vital role that these sectors play with regard to the local economy, benefiting local communities and visitors alike and need to be sensitive to the county's intrinsic natural and built environment. Emphasis will be placed on the development of high quality visitor accommodation in accessible locations served by a wide range of services and facilities which would enhance the role of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings; be close to or within existing settlements..

In addition the rural and tranquil nature of the countryside is a key component of the County's attractiveness as a visitor destination and significantly adds to the quality of life for the residents. It is therefore vital that tourist facilities such as provision for touring caravans are compatible with their location so that the county's unique character and tranquillity are maintained. It is also recognised that some visitor accommodation development in rural areas can have positive economic benefit. In addition appropriate conditions restricting the accommodation to holiday use only will be employed to ensure that the touring caravans do not become owner occupied second homes which do not positively contribute to the production of sustainable communities and are economically much less significant.

CS17 which deals with Environmental Networks is also concerned with design in relation to the environment and places the context of a site at the forefront of consideration so that any development should protect and enhance the diversity, high quality and local character of Shropshire's built, natural and historic environment and it does not adversely affect the values and function of these assets.

CS18 Sustainable Water Management requires that developments will need to integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on the water quality and quantity including ground water resources and to provide opportunities to enhance biodiversity by ensuring that all developments include appropriate sustainable drainage systems (SUDS) to manage surface water so that all development should aim to achieve a reduction in the existing runoff rate, but must not result in any increase in runoff rate.

6.1.2 **Shropshire Site Allocations and Management of Development (SAMDev) Plan**

MD2 deals with Sustainable Development. This requires that for a development to be considered acceptable it must achieve local aspirations for design in terms of

visual appearance and how a place functions as set out in local community led plans and it must also contribute to and respect local distinctive or valued character and existing amenity value by a number of specific criteria such as responding to the form and layout of the existing development and the way it functions including building heights, lines, scale etc. It must also reflect local characteristic architectural design and details. There is also a requirement to consider the design of the landscaping which responds to the local character and context of the site.

MD7b General Management of Development in the Countryside. This requires that when considering development proposals there is a need to support rural vitality and the viability of the countryside as a dynamic functional environment and environmental and economic resource will be a significant consideration. Permitted schemes will have planning conditions attached to control the quality of development and to ensure that the scheme incorporates appropriate agreed mitigation measures to include landscaping and waste management.

MD11 deals with Tourism facilities and visitor accommodation. Tourism and leisure proposals that require a countryside location will be permitted where the proposal compliments the character and qualities of the sites immediate surroundings and meets the requirements set out in Policies CS5, CS16, MD7, MD12, MD13 and other relevant local and national guidelines. All proposals need to be well-screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design and landscaping and planting schemes where appropriate. Proposals which are within and adjoining the Shropshire Hills Area of Outstanding Natural Beauty will need to pay particular regard to landscape impact and mitigation.

In addition further to the requirements of CS16, proposals for new and extended touring caravan and camping sites should have regard to cumulative impact of visitor accommodation on the natural and historic assets of the area, road network or over intensification of the site. The Council will continue to use restrictive conditions for visitor accommodation to ensure that the economic benefit from visitor accommodation is retained.

MD12 deals with the Natural Environment which in connection with other associated policies seeks through applying guidance, the conservation, enhancement and restoration of the county's natural assets which will be achieved by ensuring that the social and economic benefits of the development can be demonstrated to clearly outweigh the harm to the natural assets where proposals are likely to have an unavoidable significant adverse effect, directly or indirectly or cumulatively on any of the following: locally designated biodiversity sites; priority species and habitats; woodlands, trees and hedges and landscape character and local distinctiveness. In these circumstances a hierarchy of mitigation then compensation measures will be sought. There is also a need to encourage development which appropriately conserves, enhances, connects, restores or recreates natural assets particularly where this improves the extent or value of these assets are recognised as being in poor condition. Finally there is a need to

support proposals which contribute positively to special characteristics such as adjacent high priority biodiversity areas.

MD13 deals with the historic environment. This requires that all of the County's historic assets should be conserved, sympathetically enhanced and restored by considering their significance in terms of a heritage asset as well as ensuring that the social or economic benefits of the development can be demonstrated to clearly outweigh any adverse effects on the significance of a heritage asset or its setting taking into account the degree of harm. There is also a need to encourage development which delivers positive benefits as set out in the community led plans.

6.1.3 **National Planning Policy Framework 2012**

Paragraphs 7, 28, 29, 32, 56, 64, 66, 67, 73, 109, 112, 113, 115, 118, 123, 125, 128, 129, 130, 131, 132, 133, 134,

6.1.4 **Supplementary Planning Guidance**

Much Wenlock and surrounding area Place Plan 2015- 2016

Within the national planning guidance of the NPPF it states that there “are three dimensions to sustainable development; economic, social and environmental”. The planning system has to perform a number of roles, so that in terms of economy there is a need to build a strong responsive and complete economy to support growth and innovation and by identifying development requirements including infrastructure.

There is a need to consider the social role that a development brings which supports “strong, vibrant and healthy communities” by creating a high quality built environment with accessible local services that reflect the area's needs and support the cultural well-being.

Finally there is a need to contribute to by protecting and enhancing the natural, built and historic environment so that this would improve biodiversity, minimise waste and pollution and mitigate and adapt to climate change.

6.2 Siting, scale and use of site

6.2.1 The application which is retrospective is for the retention of 15No hardstandings to provide bases for 15No touring caravans and associated car parking areas, the retention of a children's play area, the retention of shower and toilet blocks, lighting fixtures, entrance gates, entrance walls and flag poles.

6.2.2 The applicant purchased the site including the Grade II listed dwelling of Walnut Cottage in 2012 and work started on the change of use of land on 20 December 2012. Prior to this time, the previous owner had used this field as a Certified

Caravan Park with the Caravan Club for up to 5No caravans. This use did not need planning permission. However the use of the land for 15No caravans does; as this is a material change of use of the land even though a Caravan Site Licence for 15No touring caravans had been granted by the Council's Public Protection Service in 2013. Works were completed on the caravan site on 20 April 2014.

6.2.3 When the case officer visited the site in March, there were over 10No touring caravans on the site sited on the hardstandings. A number of them were clearly not in use as they were closed up, but there were cars parked outside of two of the touring caravans suggesting that they were being occupied.

6.2.4 There was also a children's play area sited to the east of the site near the boundary of the former field. This was enclosed in low white plastic fencing. The various items of play equipment were constructed from brightly coloured plastic and appear to have been installed by the previous owner. The equipment includes a playhouse, slide, climbing frame and trampoline all positioned on a wood chip surface. In support of the scheme the agent states that the playground is constructed out of wood apart from the slide and swing seat. The applicant would be prepared to repaint the timber equipment if necessary, but the playground is not visible from most angles and with the proposed planting schedule will not be visible at all.

6.2.5 Beyond the caravans and to the south of the children's play area is the shower block and on the other side of a pathway is a toilet block. Both of these buildings are clad in dark materials. Shower block 1 has a flat roof and a floor area of 8.2m² and a roof height of 3.7m. It is clad in timber boarding. The WC and shower block 2 is also constructed of wood but has a pitched roof. It has a floor area of 6.2m², an eaves of 2.1m and a ridge of 3.7m high. The property has an existing septic tank in a field to the south of the site, but a new one is also proposed and plans have been submitted showing its location which it is outside of the red edging.

6.2.6 The Council's Sustainable Drainage Team have requested conditions be imposed in relation to the proposed new foul drainage prior to the new septic tank being installed. Also outside of the red edging is a detached outbuilding that was in situ prior to 1948. Planning permission was granted under SA/08/01544/F to convert this former agricultural building into a one bedroom holiday let. However it would appear that the permitted layout has been changed to convert it into a two bedroom holiday let instead. The Agent was asked to provide additional information on this issue and has confirmed that there is some confusion in the wording on the website. To clarify where it says that there are two beds, this means two beds not two bedrooms. So there is only one 1No bedroomed holiday let on site which can either have a double bed or twin beds in it.

6.2.7 Just to the north of the holiday let is the car parking area for the holiday makers who use hardstandings to park their caravans on but the site appeared to be insufficiently large to accommodate all the parking and turning of 15No vehicles. The agent has now submitted a further revised site plan received on 17.10.2016 that shows the individual pitch numbers and their associated car parking space.

So for spaces 1-5 that are set in a row at the rear of the site, they have a dedicated separate parking area near the driveway; whilst pitches 6 to 15 are towards the front of the site and all have individual spaces for their vehicles. The rest of the site will remain as grass. Each pitch has a power point and there is access to water.

6.2.8 A single lighting column was seen during the officer's site visit which is understood to be the sole form of lighting which is used by people during the night. The lights are set with a movement sensor on a 2 minute timer to minimise any disturbance. The column is 3.7m high and has a luminance of 4 x 30watt bulbs with a distance of light spanning a 7m radius

6.2.9 In addition to this, beyond the front gates there are 4No short lamp standards that light the way into the driveway but these would not appear to be operational. The agent has provided additional information in that the lights along the driveway are not currently connected to a source of power. However the intention is to have them on sensors and timers to guide clients through the entrance gates at night and they will only be on for a limited time of 2 minutes. It should also be noted that night time arrivals to the site are an infrequent occurrence.

6.2.10 During the original site visit in March, the site had 6No flag poles at the entrance of the site. These have now been reduced to two 4.2m high flagpoles only that display both the Union Jack and the Welsh flag.

6.2.11 Prior to the applicant purchasing the site the entrance into the property from the highway was via an existing domestic entrance that had a five bar gate. An established hedge with a semi-mature ash tree along the driveway formed the boundary treatment that restricted views into the site. It is clear that little remains of the hedging and ash tree at the entrance to the site as substantial changes have taken place to this entrance in the form of the building of two stone walls either side of pillars that now support a pair of large metal automatic entrance gates with the Flagpoles sited behind the stone walls.

6.2.12 Since the application was submitted and following a highway request to site the entrance gates further into the site by 15m, a revised drawing PMD-02 has been submitted on 22.08.2016. This would mean that the existing 4m wide entrance driveway would be changed to that of 7.3m wide to allow for the passage of 2- way traffic. The applicant has confirmed that the existing gates are already set back from the edge of the carriageway by 15m, so a set of new gates would be sited in the same position. This would then allow for vehicles to completely pull off the highway without affecting other road users or vehicles leaving the site. The new gates would be Inward opening electric gates. The left hand stone wall would be relocated further south. The right hand stone wall would be left in place, but extended back from the road by a further 2m. New hedge planting is proposed behind the southern boundary wall.

The applicant was asked to consider removing the stone walls from the site

- 6.2.13 altogether as the original boundary treatment here was post and rail fencing and hedging. In response to the request, the agent has stated that they have agreed to the requirements as specified for the entrance by the Highway Authority
- 6.2.14 The Highway Authority have raised no objection to the amended entrance details as the proposed plans would now fulfil their requirements provided that the proposed works are carried out within 3 months of the date of the approval of the scheme. In addition, the agent has stated that with regards to the landscaping at the entrance of the site, they wish to use the same style of gates and wall to be reinstated once the changes have been made to the entrance. The agent also states that this access is the applicant's vehicular access to their property and there is a high dependency adult living on the site in the care of the applicants. Therefore if a 5 bar timber gate is installed instead of replacement high metal gates, then this will not provide the security to stop the high dependency adult from leaving the site. In addition, the proposed 1.8m high gates will provide security for the caravan users and their children and are not of an uncommon design in the local area as many private residences have both walls and metal gates at the entrance of their properties.
- 6.2.15 The applicant has also confirmed that a hedge will be planted to the rear of the wall that backs onto the site. This is to ensure that the required visibility splays from the site to the highway would be kept free from vegetation. The hedge planting would also enhance the biodiversity of the site and could include a creeper such as ivy to blend into the hedge as well as covering the wall.
- 6.2.16 A further query was raised by the case officer following information given on the website regarding the site being used for camping accommodation as well. The agent has confirmed that camping site. The camping area has been incorporated into the caravan area, so should a client wish to camp, they would then occupy a vacant caravan pitch and put on the tent on the grass allocated section and the car on the hardcore where the touring caravan would be.
- 6.2.17 Furthermore in respect of the website which appears to indicate that there are 3No shower blocks, that is not the case; there are only two as shown on the submitted site plan. The agent also confirms that there is no second holiday let unit on the site.
- 6.3 Visual impact and landscaping
- 6.3.1 It was clear from the site visit in March that the site was very visible from the Kenley Road and moreover the caravans could be distinctly picked out in the landscape when viewed from Wenlock Edge right up to when the trees went into leaf. Unlike the Mill Farm Caravan Park which is sited in an enclosed valley, this site is on slightly sloping ground that rises up to the north so any caravans can be easily picked out from the higher land of Wenlock Edge.
- 6.3.2 Although the site is not within the Shropshire Hills Area of Outstanding Natural Beauty, there are two areas of the AONB either side of this site and views can be

made into this site from these locations.

6.3.3 The applicant was advised of the lack of suitable landscaping prior to the submission of this application and has confirmed that the hedge height between the Common and the site will now not be reduced in height as before, so that any caravans would not be so visible from the road. It is considered that a hedge height no lower than 3m high along the road side is necessary. In addition, it is now proposed to plant single specimen conifers between the hardstandings and the eastern edge of the site that would in time effectively block any views from the Edge.

6.3.4 However there are other visual impact considerations here too including whether or not the stone walls, pillars, gates and flagpoles are sufficiently sympathetic to the rural nature of the site given that this entrance has been significantly altered since 2011. Of particular concern are the two stone walls that vary between 900mm to 1200mm high and the high 1.8m high metal gates.

6.3.5 In addition when the case officer originally visited the site, there were 6 flagpoles and flags; three each side of the gates sited behind the stone walls. The applicant was advised that 6 flagpoles represented a cluttered appearance that was inappropriate in the open countryside. The flagpoles have since been reduced to two only either side of the entrance pillars.

6.3.6 It was also noticed that one of the objections related to the use of CCTV cameras being sited so as to scan over the site and also public land. Such a camera was in evidence during the original site visit in a position that would appear to scan public land over the common land. The agent has stated that the CCTV is installed to give views of the entrance gates to the applicant's property. The cameras are sited here for two reasons: there is a high dependency person living at the property and also for security as the site has been the subject of break-ins in the past.

6.3.7 The additional comments of the Parish Council are noted with respect of their new objection to the creation of a wider vehicular access for the site and the request for the planting of trees in front of the relocated stone wall for the wider access. In response to the latest objection, it is clear that the highway authority safety requirements need to ensure that two vehicles can pass each other between the edge of the carriageway and the gates. In order that this can be achieved, it will mean that there is a requirement for an increase in width of the access to 7.3m wide instead of 4m at present and in order to maintain the statutory visibility splays, nothing can be planted in front of the walls.

6.3.8 Concern was also raised by the officer, regarding the unauthorised creation of fencing and gates that were erected earlier in the year replacing an existing field gate and hedge further to the south of the site beyond the wide verge. This was proposed to be used for the entrance to the proposed new caravan site that was submitted under 16/00357/FUL for the change of use land to touring caravan park

to include provision of 14No hardstandings and new vehicular access. This application was withdrawn. The applicant has been advised that it would be unlikely that the Officers would support any further increase of pitches in this location due to the openness of the site. The applicant was asked to agree to re-instate the former agricultural gate and hedging that had been removed prior to the erection of the double gates and closeboarded fencing. The agent has confirmed that the agricultural gates will be reinstated.

6.3.9

It was noted that some of the objectors made reference to large signs being displayed in the area. The applicant was advised that if he wished to display any further signage in addition to the sign embedded in the existing walling then he would need to apply for Advertisement Consent. The agent has responded by stating that the sign that is currently displayed is now smaller than the original sign that was in place when the client's brought the property and it measures 600mm x 900mm.

6.4

6.4.1 **Assessment regarding the Change of Use of land**

Prior to the applicant's purchasing the site, the property comprised of a Grade II listed dwelling and an associated outbuilding (that was given permission in 2008 for conversion into a holiday let) and various other outbuildings scattered around the site as well as a small area of agricultural land in the form of a small holding and a Certified Caravan Licence to site up to 5No touring caravans on the property in the field in the front of the dwelling.

6.4.2

Since the applicants have purchased the site, there has been a material change of use of the field that is sited between the highway and Walnut Cottage in the form of a formal caravan park with hardstandings and associated development.

6.4.3

In support of the scheme, it was indicated that this change of use was actually a form of farm diversification, but this would not appear to be the case here as the applicant already operates a separate business in Groundworks with an operating base near Shrewsbury. There was no sign of any farm animals during the site visit in March, so this change of use is not considered to be farm diversification but a separate business use and this is supported by the previous planning permission to convert an outbuilding to a holiday let.

6.4.5

Paragraph 28 of the NPPF states that to support a prosperous rural economy a positive approach should be taken regarding new development, but this has to be considered against other parts of the NPPF too including the fundamental need to ensure that sites are well designed.

6.4.6

The closest similar business to this site is that of the Mill Farm Caravan site to the south of the site. This occupies a large 40 pitch site, but due to the topography of the land at Mill Farm, this site is very well screened from the surrounding countryside including Wenlock Edge. However, the applicant's site is different. Due to the openness of the site and flat topography, touring caravans are by their

very nature far more visible in the surrounding landscape and from Wenlock Edge.

- 6.4.7 The Council's supplementary Planning Guidance includes the Much Wenlock Place Plan 2015-2016 and the application site is situated in the village of Kenley which is con-joined with Church Preen and Hughley within the Plan and as being within the sphere of influence of Much Wenlock. The Plan identifies the town's importance as a tourism destination and seeks to improve facilities for tourists.
- 6.4.8 This proposal seeks to regularise an existing unauthorised touring caravan site by making improvements to the character and appearance of the site to minimise its impact on the surrounding landscape by way of additional planting. Should permission be granted, then this seasonal touring caravan use would encourage more visitors to support the rural economy in this area and also has the potential to add to local employment base here too.
- 6.4.9 Within the national planning guidance of the NPPF one of the three dimensions to sustainable development is the economy as well as considering social and environmental issues too. The planning system has to perform a number of roles, so that in terms of economy there is a need to build a strong responsive and complete economy to support growth and innovation and by identifying development requirements including infrastructure. There are many touring caravans in the County that reflect its role as a tourist destination. A further small-scale seasonal touring caravan site would be compliant with the Council's policies.
- 6.4.10 Notwithstanding this benefit it should be noted that the lack of suitable public transport in the area would mean that most journeys would be by private car and due to the limited facilities in the villages, journeys would be to Much Wenlock or Church Stretton towns, so the immediate rural local area would not directly benefit.
- 6.4.11 It was clear from the site visit in March that there were a number of caravans already sited on the hardstandings which did not appear to be in use; so they were being stored there. Due to the location of the site, outside caravan storage would be unacceptable here in visual impact terms. The applicant was advised that if permission were to be granted then this would be for touring caravans only. The agent has now stated in his response of 17.10.2016 that he can confirm that the site is used for seasonal touring caravan pitches only and there are no permanent caravans stored on the site belonging to clients. The only caravan that is stored on the premises is the applicant's own touring caravan for when they go on holiday. However the agent has not specified what 'seasonal' means in terms of times of opening. Locally, it is noted that a nearby touring caravan site at Lower Hill Camp Site opens from April to October, whilst Mill Farm Caravan Park at Hughley operates from March to January, but this includes static caravans too.
- 6.4.12 Moreover this benefit needs to be weighed up against the acknowledged environmental impact on the area of this previously unauthorised use of the land for touring caravans. The use of suitable landscaping and appropriate conditions to ensure that no further pitches are installed on the site without planning

permission will ensure that the Council retains control of this site in the future.

6.5 **Assessment of the heritage asset**

6.5.1 The Historic England description of the dwelling states that it was an original Squatter's cottage from the seventeenth century and was later extended in the eighteenth century and with much later additions and alterations

6.5.2 The core of the dwelling is timber framed with plaster and painted brick infill, now mainly re-built and extended in roughly coursed gritstone rubble, machine tile roof. A new wing was granted approval and constructed in 2013. There is also a traditional outbuilding that has been converted to holiday let use that is in close proximity to the dwelling. These two buildings form a group. The prominent new wing with its modern timber framing can be clearly seen on the north east facing elevation of the dwelling as this fronts directly onto the caravan site.

6.5.3 In considering this proposal, due regard to the following local and national policies, guidance and legislation has been taken: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the SAMDev component of the Local Plan, the National Planning Policy Framework (NPPF) published March 2012, the Planning Practice Guidance, and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

6.5.4 In respect of the requirements set out under the NPPF, the applicant has submitted a Heritage Statement produced by 'Castlerring Archaeology' and they describe the significance of the heritage asset affected. There is a requirement that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal so as to consider the impact of the proposal on the heritage asset in order to avoid or minimise the conflict between the heritage asset's conservation and any part of the proposal. There is also a need to ensure that the retention of this touring caravan park would also preserve the character and appearance of the dwelling and its setting

6.5.5 There is a need to consider the impact of the current 15No berth touring caravan site and its associated development including shower blocks, children's play area, areas of hardstanding etc. on the significance of the designated heritage asset and to ensure that great weight is given to the asset's conservation. The more important the asset, the greater the weight should be. 'Castlerring Archaeology' has concluded that given the accumulative alterations and extensions to Walnut Cottage and the evolution of the building within its setting, the caravan park has a neutral impact on the listed cottage and so would not harm the significance of the designated heritage asset.

6.5.6 The Officers, however consider that there is some degree of impact on this Grade II listed dwelling (even though it has been extended in the past) due to the fairly close proximity of the touring caravan site and its associated development which has resulted in the listed building being physically obscured by the touring

caravans and holiday let when viewed from the entrance driveway.

6.5.7 The comments of the Conservation Officer are noted in respect of requiring a high standard of facility at this site in order that it would not detract from the setting of the heritage asset. It is therefore considered necessary that any further development like additional external lighting etc. be strictly controlled. As for the existing structures, the existing amenity blocks are currently constructed from timber boarding and blend in fairly well with the dwelling and associated holiday let building and the surrounding landscape. It is acknowledged that the children's play area does have brightly coloured equipment but most of it is painted timber construction, but views to this are limited from outside the site.

6.5.8 Provision however needs to be made to deal with the touring caravan site were it to close, as the arrangement of hardstandings does have a material impact on the setting of the listed building. There is a need to ensure that the site is reinstated to agricultural land following any closure of the site to ensure that the setting and significance of the heritage asset would be protected in the long term.

6.5.9 In conclusion, the case officer takes the view that the retrospective change of use of the field in front of this designated heritage asset to a touring caravan site is considered to have resulted in less than substantial harm to the listed building as the pitches are sited in a field to the north of the dwelling; ensuring that the listed building retains its separate curtilage.

Other Matters

6.6 Ecology

6.6.1 There is no objection to the development provided that a condition regarding any further external lighting at the site such as the driveway bollard lights which are to be controlled by a timer.

6.6.2 Highways

6.6.2.1 In general, the principle of this proposed development is considered to be acceptable from a highway and transport perspective. However, the current and proposed access arrangements were considered to be inadequate for the scale of the development proposed. The access is currently of single vehicle width, and with the increase in visitor numbers there is the potential for increased two way traffic movements, at the entrance. The submitted proposals did not provide for this situation meaning that visiting vehicles would have to wait or reverse into the public highway, to make way for other traffic within the site.

6.6.2.2 It was recommended, that the access be widened for a suitable distance to accommodate two way vehicle movements, including better entrance radii to improve long vehicle turning movements. Also the gates should be located at least 15 metres away from the adjacent carriageway, to ensure that a towed caravan can be pulled fully clear of the highway, before opening the gates.

6.6.2.3 Since the application was submitted and following a highway request to site the entrance gates further into the site by 15m, a revised drawing PMD-02 has been submitted on 22.08.2016. This would allow for the existing 4m wide entrance gates to be replaced with a new set of metal gates 7.3m wide instead allowing for the passage of 2- way traffic off the highway without affecting other road users. The applicant has also confirmed that the existing gates are already set back from the edge of the carriageway by 15m, so the new gates would be sited in the same position. The new gates would be inward opening electric gates. There are currently existing stone walls sited either side of the existing gates that range from 900mm to 1200mm high with associated pillars. New hedge planting is shown as to be planted to the campsite side of the boundary wall.

6.6.2.4 It should be noted that the applicant was asked to remove the stone walls altogether as the original boundary treatment here was post and rail fencing and hedging. In response to the request, the agent has stated that they have agreed to the requirements as specified for the entrance by the Highway Authority and so the stone walling would be reinstated once the new driveway is enlarged.

6.6.2.5 The Highway Authority has reviewed the revised plans and has no objection, provided that the applicant undertakes the required works within 3 months of the date of the permission. In addition, the agent has stated that with regards to the landscaping at the entrance of the site, they wish to use the same style of gates and wall to be reinstated once the changes have been made to the entrance.

6.6.2.6 In support of the replacement gates the agent stated that this access is also the applicant's own vehicular access to their property too and that there is a high dependency adult also living on the site in the care of the applicants. Therefore if a replacement timber gate was to be installed instead of replacement high metal gates, then this will not provide the security to stop the high dependency adult from leaving the site. In addition, the proposed 1.8m high gates will provide security for the caravan users and their children and are not of an uncommon design in the local area as many private residences have both walls and metal gates at the entrance of their properties.

6.6.2.7 The applicant has also confirmed that a hedge will be planted to the rear of the wall that backs onto the site. This is to ensure that the required visibility splays from the site to the highway would be kept free from vegetation. The hedge planting would also enhance the biodiversity of the site and could include a creeper such as ivy to blend into the hedge as well as covering the wall.

6.6.2.8 A number of objectors made reference to the unauthorised bollards that had been inserted into the common land by the applicant. The agent has confirmed that bollards have now been removed from the front of the verge.

6.6.3 **Waste Management**

6.6.3.1 From the site visit undertaken in the Spring it was clear that there was some provision for waste collection and information is on site and the application form

indicates that both waste and recycling materials are collected. However the layout plan does not show the location of the waste site in the campsite and whether there are any turning facilities for refuse vehicles to turn in the site to pick up the waste.

- 6.6.3.2 In support of the scheme, the agent states that the location of the waste and recycling area has been marked on a plan and that currently waste is taken by the applicant to the skip weekly or more frequently if required. This is not considered to be altogether satisfactory as the applicant operates a commercial business, so this waste from the application site cannot be considered householder waste. Therefore should permission be granted a condition would be required for the submission of a Waste Management Plan.

6.6.4 **Site Manager**

- 6.6.4.1 It was brought to the case officer's attention that the applicant's employ a site manager who appeared to be living in one of the touring caravans on site during the summer. It was the view of the case officer that a whole-time residential site manager is unlikely to be necessary for such a small site; especially when the applicant also lives on the site in Walnut Cottage. Furthermore, such a use would appear to involve the creation of a second planning unit which would be unacceptable in this location.

- 6.6.4.2 The agent has confirmed that his client is partially disabled and therefore requires help to ensure the smooth running of the caravan park. The part time 'site manager' helps the applicant with jobs 2 to 3 days a week.

- 6.6.4.3 It is not felt that this response adequately deals with the issue as to whether one of the pitches should be being used for a site manager's caravan as such a job could also be done by local person. Therefore it felt that a suitable condition should be imposed to ensure that the use of the 15No pitches would be for seasonal holiday makers only, so as to prevent the creation of separate planning unit.

7.0 CONCLUSION

- 7.1 This application is for a retrospective development following the issuing of a site licence in 2013 by the Council. However no planning permission had been granted prior to this licence being issued for the 15No touring caravan site. Following a site investigation and ongoing negotiations with the applicant sufficient details have now been submitted in order that a full assessment of this scheme can be made.

- 7.2 As the site is just outside of the Shropshire Hills Area of Outstanding Natural Beauty, the principle of a seasonal 15No berth touring caravan site as shown on the submitted revised site plan (received 17.10.2016) can be considered acceptable, subject to a number of changes to the current situation. These include

the enlargement and alteration of the existing vehicular access off the highway so that it would be compliant with highway standards; the recent removal of four of the flagpoles leaving just 2No by the entrance walls; an appropriate landscaping scheme that would both enhance and eventually screen the touring caravans from long distance views from Wenlock Edge; the closure of the recently formed fencing and gates further to the south of the site and the reinstatement of the a new agricultural field gate and associated hedging to match the existing boundary hedges.

7.3 The proposal is also considered to result in less than substantial harm to the setting of the designated heritage asset of Walnut Cottage the Grade II listed dwelling and so would also preserve the character and appearance of this dwelling and its curtilage.

7.4 The proposal is considered to be compliant with the Core Strategy Policies, those of the Shropshire Sites Allocations and Management of Development (SAMDev) and the National Planning Policy Framework and subject to conditions on use of the touring caravan park including a restriction to prevent the siting of a caravan for a site manager on a permanent basis; development in accordance with the deposited plans; full details existing and proposed external lighting; the proposed new metal gates and new walling; a detailed landscaping and planting plan; a waste management plan and a re-instatement condition should the site close in the future, the scheme is considered to be acceptable.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:
National Planning Policy Framework 2012
National Planning Practice Guidance 2014

Core Strategy

- CS5 Countryside and Green Belt
- CS6 Sustainable Design and Development Principles
- CS7 Communications and Transport
- CS13 Economic Development, Enterprise and Employment
- CS16 Tourism, Culture and Leisure
- CS17 Environmental Networks
- CS18 Sustainable Water Management

Shropshire Sites Allocation and Management of Development 2015

- MD2 Sustainable Design
- MD7a Managing Housing Development in the Countryside
- MD11 Tourism Facilities and Visitor Accommodation
- MD12 Natural Environment
- MD13 Historic Environment

Much Wenlock and surrounding area Place Plan 2015-2016

RELEVANT PLANNING HISTORY:

12/03350/FUL Erection of two demountable buildings for the maintenance and storage of agricultural plant and machinery; formation of hard-standing and access GRANT 27th November 2012

12/03432/FUL Erection of a two storey extension to side/rear elevation; internal alterations GRANT 16th September 2013

12/03433/LBC Alterations in association with erection of a two storey extension to side/rear elevation; internal alterations GRANT 16th September 2013

12/05232/DIS Discharge of Condition 3 (Replacement Roofing) attached to Listed Building Consent SA/08/1562/LB - Internal and external alterations in connection with conversion of outbuilding into one, 1 bedroomed holiday let unit affecting a Grade II Listed Building DISAPP 20th December 2012

14/00351/DIS Discharge of condition 3 (external materials), 4 (roof construction), 5 (roof windows) and 6 (joinery windows) relating to application 12/03432/FUL for the erection of a two storey extension to side/rear elevation; internal alterations. DISPAR 14th February 2014

14/00355/DIS Discharge of condition 3 (external materials), 4 (roof construction), 5 (roof windows) and 6 (joinery windows) relating to application 12/03433/LBC for the erection of a two storey extension to side/rear elevation; internal alterations. DISAPP 23rd July 2014

16/00357/FUL Change of use of land to touring caravan park to include provision of 14 hardstandings and creation of new vehicular access WDN 6th April 2016

16/01753/FUL Retention of two demountable buildings for a further temporary period and erection of a new agricultural building for the maintenance and storage of agricultural plant and machinery and formation of an area of handstanding (Amended Description) PCO

16/02140/FUL Application Documents can be viewed under the Shropshire Council Planning website.

SA/97/0820 Erection of extensions to provide kitchen and living room on ground floor and additional bedroom and en-suite at first floor together with internal and external alterations and repairs. PERCON 2nd October 1997

SA/97/0819 Erection of extensions to provide kitchen and living room on ground floor and additional bedroom and en-suite at first floor. PERCON 2nd October 1997

SA/96/0852 Erection of a 2 storey extension to provide kitchen and dining room on ground floor and bedroom on first floor after removal of existing store. PERCON 31st October 1996

SA/96/0853 Erection of a 2 storey extension to provide kitchen and dining room on ground floor and bedroom on first floor after removal of existing store. PERCON 31st October 1996

SA/08/0008 Conversion of building to Stock shed/Stable WDN 7th January 2008

SA/08/0007/F Conversion of existing agricultural outbuilding to stock shed/stable to include re-building parts of external stone walls and a replacement roof (part retrospective) (amended description) PERCON 5th March 2008

SA/07/0071 Refurbishment of derelict building to provide toilet facilities in association with use of land for the siting of 5 touring caravans WDN 6th March 2007

11. Additional Information

[View details online:](#)

List of Background Papers
Cabinet Member (Portfolio Holder) Cllr M. Price
Local Member Cllr Claire Wild
Appendices APPENDIX 1 - Conditions

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

1. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL WITHIN A TIME LIMIT OR WITHIN THE NEXT PLANTING SEASON

2. The access arrangements shown on the submitted Drawing No. PMD-02 shall incorporate surfacing in a bound material for the full width of the access between the gates and carriageway and shall be fully implemented within three months of the date of the planning permission.

Reason: In the interests of Highway Safety

3. No above ground works shall be commenced until full details of both hard and soft landscape works (in accordance with Shropshire Council Natural Environment Development Guidance Note 7 'Trees and Development') have been submitted to and approved in writing by the local planning authority to include written confirmation that the hedgerow along the roadside boundary would be retained at not less than 3m high throughout the year. The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales. Any trees or plants that, within a period of five years after planting, are removed die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall upon written notification from the local planning authority be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

4. Within three months of the date of the decision a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details contained in the approved Waste Management Plan shall be adhered to at all times.

Reason: The information is required as soon as possible to safeguard the amenities of the area.

5. Within three months of the date of this permission a scheme of the proposed surface water drainage shall have been submitted to, and approved by the Local Planning Authority. The approved schemes shall be completed before the development is occupied.

Reason: To ensure satisfactory surface water drainage of the site and to minimise flood risk elsewhere as a result of the development.

6. Full details, plan and sizing of the proposed septic tank including percolation tests for the drainage field soakaways should be submitted for approval within three months of the date of

this decision notice to include the Foul Drainage Assessment Form (FDA1 Form). British Water Flows and Loads: 4 should be used to determine the number of persons for the proposed development and the sizing of the septic tank and drainage fields should be designed to cater for the correct number of persons and in accordance with the Building Regulations H2. These documents should also be used if other form of treatment on site is proposed.

Reason: To ensure that the foul water drainage system complies with the Building Regulations H2.

CONDITIONS THAT REQUIRE APPROVAL DURING CONSTRUCTION

7. Prior to the erection of any further external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trusts Bats and Lighting in the U.K. guidance.

Reason: To minimise disturbance to bats, European Protected Species.

8. No ground clearance, demolition, or construction work for the removal of the boundary walling shall commence until a scheme has been submitted to and approved in writing by the local planning authority to safeguard trees/hedgerows to be retained on site as part of the development. The approved scheme shall be implemented in full prior to the commencement of any demolition, construction or ground clearance and thereafter retained on site for the duration of the construction works.

Reason: To safeguard existing trees and/or hedgerows on site and prevent damage during building works in the interests of the visual amenity of the area, the information is required before development commences to ensure the protection of trees is in place before ground clearance, demolition or construction.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

9. There shall be no more than 15No touring caravans/motorhomes with the associated car parking spaces on the area outlined in red and indicated as 'application site' on the approved plan received 17.10.2016.

Reason: To prevent an over-intensification of use of the site adjacent to the Grade II listed designated heritage asset of Walnut Cottage and to control the number of pitches on the site in the interests of visual amenity.

10. When the land ceases to be used as a seasonal touring caravan site for 15No pitches as hereby permitted, all caravans, structures including the toilet/shower blocks, children's play area, the hardstandings associated with the touring caravan pitches, external lighting and any other development associated with the touring caravan site that has been brought onto the land in connection with the use shall be removed. Within 6 months of that time, the land shall be restored in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reason: Permission would not normally be granted for this development due to the impact on the setting and visual amenity of the designated heritage asset of Walnut Cottage a Grade II Listed Building.

11. No touring caravan/motorhome for a Site Manager in connection with the management of this touring caravan site hereby permitted shall remain on this site on an permanent all-year round basis.

Reason: The site lies in the open countryside in which the siting of a Manager's Caravan/Motorhome would not normally be permitted.

12. There shall be no long term, out of season storage of any caravans or motorhomes on the application site

Reason: The site lies in an area in which caravans/motorhomes would not normally be permitted except for occupation as holiday accommodation only.

Informatives

1. In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework 2012 paragraph 187.

2. This planning permission does not purport to grant any consent under the Town and Country Planning (Control of Advertisement) Regulations 1992 for the advertisements shown on the deposited plans. A separate consent will be needed in this particular respect and this permission is granted without prejudice thereto.

3. This planning permission does not authorise the applicant to:
construct any means of access over the publicly maintained highway (footway or verge) or carry out any works within the publicly maintained highway, or highway including any a new utility connection, or undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required

4. The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one that is being built, containing eggs or chicks, or on which fledged chicks are still dependent. It is a criminal offence to kill, injure or take any wild bird; to take damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal and scrub removal should be carried out outside of the bird nesting season which runs from March to September inclusive.

If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of nests then an experienced ecologist should be called in to carry out the check. No clearance works can take place with 5m of an active nest.

5. Widespread reptiles (slow worm, common lizard and grass snake) are protected under the Wildlife and Countryside Act 1981 (as amended) from intentional killing and injury. Reasonable precautions should be taken during works to ensure that these species are not impacted.

If piles of rubble, logs, bricks, other loose materials or other possible reptile and amphibian refuge sites are to be disturbed, this should be done by hand and carried out in the active season for reptiles (approximately 31st March to 15th October) when the weather is warm. Any reptiles or amphibians discovered should be allowed to naturally disperse. Advice should be sought from an experienced ecologist if large numbers of reptiles or amphibians are present.

6. The storage of all building materials, rubble, bricks and soil must either be on pallets or in skips or other suitable containers to prevent their use as refuges by wildlife.

7. Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a closefitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.

8. As part of the SuDS, the applicant should consider employing measures such as the following for the disposal of surface water drainage in a sustainable manner:

Water Butts

Rainwater harvesting system

Permeable surfacing on any new access, driveway, parking/paved area

Attenuation

Greywater recycling system

Green roofs

9. National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Core Strategy

CS5 Countryside and Green Belt

CS6 Sustainable Design and Development Principles

CS7 Communications and Transport

CS13 Economic Development, Enterprise and Employment

CS16 Tourism, Culture and Leisure

CS17 Environmental Networks

CS18 Sustainable Water Management

Shropshire Sites Allocation and Management of Development 2015

MD2 Sustainable Design

MD7a Managing Housing Development in the Countryside

- MD11 Tourism Facilities and Visitor Accommodation
- MD12 Natural Environment
- MD13 Historic Environment

Much Wenlock and surrounding area Place Plan 2015-2016

-