

SHROPSHIRE COUNCIL CENTRAL PLANNING COMMITTEE - 21st December 2017

AGENDA ITEM 7 - Planning Application 17/05153/FUL

Proposed Caravan Storage, Land NW of Whiston Farm Cardeston Ford.

Response on behalf of the Nesscliffe Hills & District Bridleway Association.

We fully support Shropshire Council's Officers recommendation to refuse this application.

We objected to the original application 15/01270/FUL, for caravan storage on this site, and the points we raised in our response to that original application, (attached after this response) still stand.

We are surprised and concerned to discover that this application for outside caravan storage, which we understood to have had two Planning Applications for withdrawn, following indications from Officers that they would be refused, and a subsequent Planning Application refused, has been resubmitted for caravans, and now also container storage, after works have already been carried out on the site.

The considerable visual impact, on this open countryside setting, of this inappropriate and unapproved development of now not only caravans, but also storage containers, which can be stacked up, and commercial vehicles, including, as stated in the letters of support, concrete crushing and soil screening machinery, is of great concern, and an intrusion in this open countryside setting.

The Humphrey Kynaston Way, is not just a **footpath** as stated in the report, **it is an important Long Distance Bridleway Route, for walkers and cyclists, as well as horse riders.** It follows the ancient green lane Driftway from Ford Heath, an old Drover's route, which **runs parallel to the site just a small field's width away to the east of this development site.** The site is clearly visible along long sections of this important bridleway, which has panoramic views out into the countryside. The light coloured caravans stick out, and are clearly visible on foot, and even more so on horseback where the rider is higher up. The Humphrey Kynaston Way leaflets for this section highlight these views to the west from the Driftway.

The Humphrey Kynaston Way is a very important route as it is the only promoted bridleway route from south to north Shropshire. It runs from Church Stretton, via Nesscliffe to Grinshill, and is a Natural England funded 'Paths for Communities' Project, created with the help of volunteers from the Nesscliffe Hills & District Bridleway Association P3 Group, and supported and promoted by Shropshire Council, **to connect rural communities, and support tourism and the local rural economy.**

Visitors and locals use the route to enjoy the Shropshire Countryside and the views.

This application is contrary to the aims and objectives of the NPPF, and SAMDev Policies, as listed under 6.2.14 in the Officer's report. In particular **CS17** which includes ensuring that all development

"protects and enhances the high quality and local character of Shropshire's natural and historic environment, and does not adversely affect the recreational values of these assets".

We ask the Planning Committee to support their Officer's recommendation that this application be refused.

April 20th 2015

Nesscliffe Hills & District Bridleway Association
Response to Outline Planning Application 15/01270/FUL for a
Change of use of agricultural land to outdoor caravan storage facility.
Land NW of Whiston Farm, Cardeston, Ford. SY5 9NG

The Nesscliffe Hills & District Bridleway Association, whose membership covers this area, are concerned that this proposed site will impact on the adjacent Public Bridleway 0402/12/4 which is part of the Humphrey Kynaston Way long distance Bridleway promoted by Shropshire Council, and funded by Natural England as part of their 'Paths for Communities' Project to promote tourism and connect communities

This important leisure route is only one field away to the east, but, despite the green lane being clearly marked on the site map, with parallel lines and trees, it has not been mentioned or taken into consideration in the documents submitted with this application.

Whilst riding a horse on this bridleway the proposed site is clearly visible, and trees/hedge cover will take some years to become fully established, and even then may be subject to gapping, disease, dieback, wind damage etc. leaving the site exposed.

Caravans are generally light coloured and reflective and will stand out in the landscape, and it will be difficult for them to be, as the applicant states "sited sympathetically without detrimental effect on the surrounding landscape"

The Applicant under D Historical Landscape states they are not aware of any historical features within close proximity which could be affected by the development. It is surprising that they are not aware of this very old Drovers route, which has a wide grass stretch for the cattle to rest and graze and the remains of a pond for watering them, situated only a field away from their property. This ancient hedged lane forms a very important part of the historical landscape of the area being the old Drift Road to Ford Heath, and an important leisure and tourism corridor.

CS5 supports development on appropriate sites that maintain and enhance countryside vitality and character. This proposed site will not meet these objectives. It will impact on the countryside.

Nesscliffe Hills & District Bridleway Association