

Committee and date

Central Planning Committee

5 July 2018

Item

**6**

Public

## Development Management Report

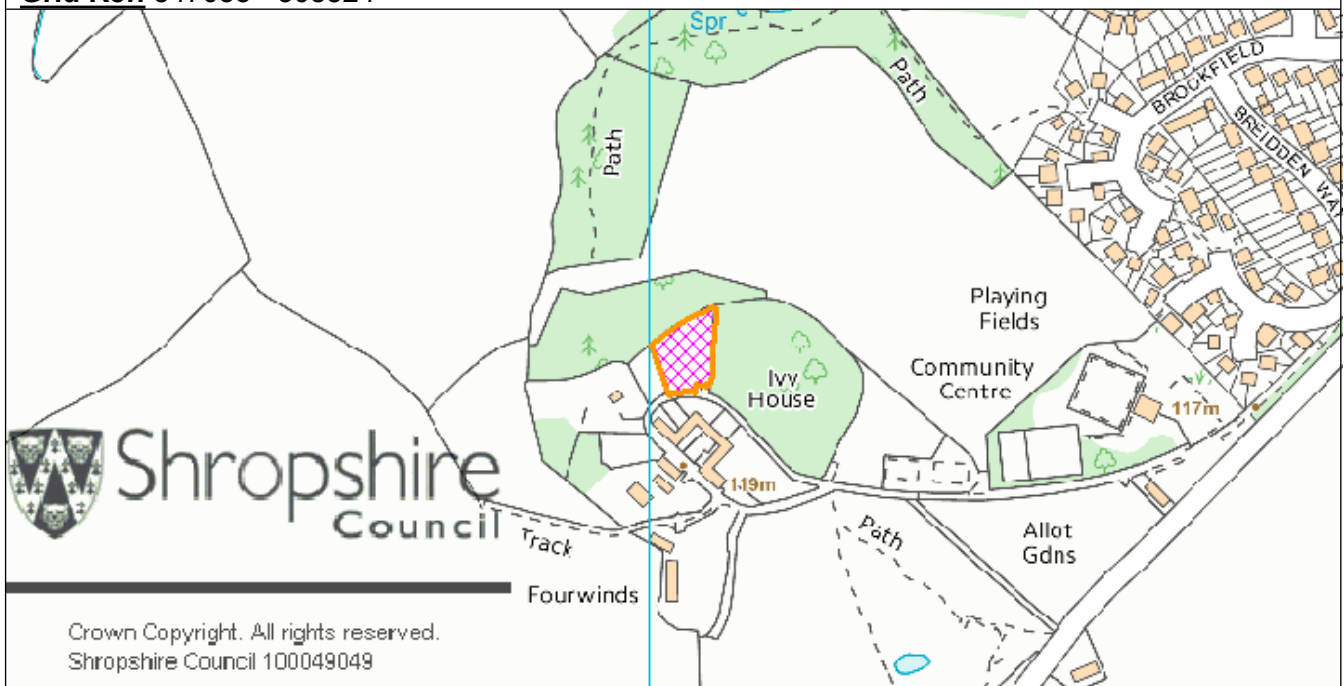
Responsible Officer: Tim Rogers

Email: [tim.rogers@shropshire.gov.uk](mailto:tim.rogers@shropshire.gov.uk) Tel: 01743 258773 Fax: 01743 252619

### Summary of Application

<b>Application Number:</b> 18/00628/FUL	<b>Parish:</b>	Bayston Hill
<b>Proposal:</b> Application under Section 73a of the Town and Country Planning Act 1990 for the change of use of land from agriculture to camp site to include erection of utility block and siting of 2No. camping pods (part retrospective)		
<b>Site Address:</b> Proposed Camp Site Opposite Lythwood Hall Bayston Hill Shrewsbury Shropshire		
<b>Applicant:</b> Mr Andrew Pearce		
<b>Case Officer:</b> Kelvin Hall	<b>email:</b> <a href="mailto:planningdmc@shropshire.gov.uk">planningdmc@shropshire.gov.uk</a>	

**Grid Ref:** 347035 - 308524



Crown Copyright. All rights reserved.  
Shropshire Council 100049049

**Recommendation: That planning permission be granted subject to the conditions as set out in Appendix 1, and any amendments considered necessary.**

## REPORT

### 1.0 THE PROPOSAL

- 1.1 The application seeks planning permission for a change of use of land to a camp site to include the erection of a utility block and the siting of two camping pods. It is also proposed to form a new access to the site.
- 1.2 At present the amenity block and one of the proposed camping pods are already situated on the site, and works to form an access have been undertaken. As such the development has already commenced and is partially retrospective.

### 2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site comprises an area of private amenity space, located to the south-west of the built up area of Bayston Hill village. The site is approximately 0.2 hectare, and slopes to the north. Present on the site are a number of domestic outbuildings and stores, a concrete hardstanding, a domestic pond and trees. It is bordered to the north and east by woodland. To the west is domestic garden of a nearby dwelling, separated from the site by a wooden fence. To the south is a private lane beyond which are a group of dwellings of Lythwood Hall.
- 2.2 Access to the site is proposed to be from the private lane and through a gate in the adjacent woodland. The woodland to the east is protected under a Tree Preservation Order. It is understood that the area once formed part of the garden area of adjacent residential properties.

### 3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Local Member has requested that the application is referred to Planning Committee for a decision. The Planning Manager in consultation with the Committee Chairman and Vice-Chairman agrees that this request is based upon material planning reasons.

### 4.0 COMMUNITY REPRESENTATIONS

#### 4.1 Consultee Comments

- 4.1.1 **Bayston Hill Parish Council** Supports the application. The Parish Council has a number of reservations about the proposed development, particularly with respect to the potential noise nuisance to neighbours and adequate disposal of waste water. It is however prepared to lend its tentative support to this small scale enterprise on the proviso that conditions are imposed to prevent it from growing beyond its currently proposed size and subject to satisfactory disposal of drainage products and a management plan being agreed to adequately control noise nuisance.

The applicant stated at a recent Parish Council meeting that he would be willing to install CCTV cameras to monitor the site and the Parish Council would welcome this proposal.

- 4.1.2 **SC Ecology** Recommends a condition that requires the prior approval of any external

lighting in order to minimise disturbance to bats.

4.1.3 **SC Trees** No objections. The proposal indicated that a new access to the field will be formed through the edge of the protected woodland. From what I can ascertain, this has already been done and no further work is required. To form the access, a number of very minor shrubs were cut down and some stone was laid onto what appears to be an already well compacted area. I do not consider that the work has caused any significant harm to the health or amenity of the woodland or that the continued use of the track as an access is likely to cause any significant problems in the future. Therefore I would raise no objection to the application, under the proviso that the track is not extended, upgraded or the existing surface altered in any way.

4.1.4 **SC Conservation** The application site is directly opposite Lythwood Hall, which an entry in the Council's Historic Environment Record describes as a large, late 18th Century red-brick two-storey building with projecting wings, arranged around a courtyard, where in the mid-20th Century the main three storey front was demolished. The building is unlisted but based on historic mapping and information on hand, the building is likely to represent a non-designated heritage asset where taking account of policies MD13 and NPPF paragraph 135 would be relevant.

This application proposes the siting of a limited number of glamping pods and an associated utility building in the area shown on historic mapping as the wider landscaped garden/amenity area to the Hall. In principle these modest buildings in this limited number would likely not have an unacceptable degree of impact on the heritage asset however their positioning on the site and their external finishes should be such that any impact is minimized. Should this type of use be extended or expanded, it would be noted that this type of development can have a significant impact on the landscape character of an area and this should be fully assessed through the provision of a landscape visual assessment of such a scheme.

4.1.5 **SC Highways Development Control**

No comments received at the time of writing this report. Members will be updated on any comments that are received.

4.1.6 **SC Drainage** The Council's drainage consultant has provided advice that can be added as an informative note on the decision notice if permission is granted.

4.1.7 **Fire and Rescue Service** Has provided advice that can be added as informative notes if permission is granted.

4.2 **Public comments**

4.2.1 The application has been advertised by direct notification of eight properties in the vicinity of the site. Objections have been received from eight households. The full representations are available on the planning register online, and are summarised below:

- Inadequate access lane - narrow single track road; limited visibility; no passing places; requires vehicles to reverse for some distance on occasions
- Highway safety concerns
- Likelihood of further damage to lane

- Increase in traffic to unacceptable levels
- Impact on pedestrians including children using lane close to play areas
- Use of private road around Lythwood Hall
- Inaccurate plans submitted, showing land not in applicant's ownership
- Query whether camp site users would be as considerate as permanent residents over passing
- Possibility of nuisance due to visitors getting lost and asking residents for directions
- Application description as 'paddock with various agricultural buildings' is incorrect – previous use was a garden for no. 2, and before that for nos. 1 and 2
- Concern over possible plans for expansion as form refers to 69m<sup>2</sup> internal floorspace, whereas proposed two pods and utility block total 27.75m<sup>2</sup>
- Impact on water pressure to adjacent properties
- Noise, particularly in the evening, will spoil enjoyment of gardens
- Already noise in the area from use of bike jumps, basketball court and skateboard park
- Impact on privacy and amenity
- Impact from outdoor activities as pods are too small to live in and cook in
- Fears over lack of supervision of site as applicant does not live nearby; users may impose on adjacent residents if help required
- No Management Plan dealing with visitor registration, parking, site rules, safety etc.
- Danger of drowning in pond on the site
- Unclear where washing up facilities would be
- Visibility of pods from the road and from adjacent properties
- Concern over type of drainage disposal to septic tank
- Concerns over proposed compost toilet
- Unclear as to where waste water will go
- Site is adjacent to a protected woodland
- Impact on wildlife – a badger sett and nesting sparrowhawks in the adjacent woodland; bats in the area; woodpeckers; little owls; tawny owls; buzzards, herons, foxes, polecat
- Possibility of more people using the adjacent woodland
- Visual impact of waste containers on the hardstanding area
- Landscape impact
- Little or no economic benefit to local community
- Potential for site to expand
- Query whether trade waste bin lorries will be able to access the site
- Contrary to planning policies including Core Strategy Spatial Vision; Strategic Objective 10; policies CS5, CS6, CS16, SAMDev Plan policies MD2, MD7 and MD11

## 5.0 THE MAIN ISSUES

- 5.1
- Planning policy context; principle of development
  - Siting, scale and design; impact upon landscape character
  - Historic environment considerations
  - Traffic and access considerations
  - Ecological and tree considerations
  - Drainage and pollution considerations

- Residential amenity considerations

## **6.0 OFFICER APPRAISAL**

### **6.1 Planning policy context; principle of development**

6.1.1 Core Strategy policy CS16 supported new tourism development that is appropriate to its location. It seeks to promote connections between visitors and Shropshire's natural, cultural and historic environment, including the rights of way network. In particular it supports high quality visitor accommodation in accessible locations served by a range of services and facilities. SAMDev Plan policy MD11 supports tourism proposals that require a countryside location where the proposal complements the character and qualities of the site's immediate surroundings, and meets other policies of the Development Plan and national guidance. It states that all proposals should be well screened and sited to mitigate the impact on the visual quality of the area. The National Planning Policy Framework (NPPF) states that local planning authorities should support sustainable rural tourism that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

6.1.2 The site lies approximately 230 metres to the southwest of the development boundary of Bayston Hill and as such is considered to be in a countryside location. Core Strategy policy CS5 states that development in the countryside on appropriate sites which maintain and enhance countryside vitality and character will be permitted, particularly in relation to specified types of proposal. These include sustainable rural tourism proposals.

6.1.3 There are a number of services and facilities in the village, including shops and takeaways. It is considered that these would be accessible to users of the camping pods by sustainable modes of transport such as by foot or bicycle. They would otherwise be a short drive away and as such it is considered that the site is in a reasonably sustainable location in relation to the likely day-to-day needs of pod users. The use of any such services and facilities would bring about local economic benefits. The site is generally well situated in terms of access to the wider countryside: there are a number of public rights of way in the area including the Shropshire Way long distance footpath which is approximately 450 metres away by foot which connects to Lyth Hill countryside site. It is considered that the site would provide a small-scale but valuable sustainable tourism facility for those who wish to holiday near Shrewsbury, and is acceptable in principle when considered against the above policies.

### **6.2 Siting, scale and design; impact on landscape character**

6.2.1 Core Strategy policy CS6 seeks to ensure that development is appropriate in scale and design taking into account local context and character. Policy CS17 also seeks to protect and enhance the diversity, high quality and local character of Shropshire's natural environment and to ensure no adverse impacts upon visual amenity, heritage and ecological assets.

6.2.2 It is understood that the site was formerly part of the garden area of adjacent dwellings, and it includes numerous domestic buildings and structures. The proposed pods and utility block would not be out of scale in relation to these buildings. It is considered that the site is of an acceptable size to accommodate the two pods. The adjacent woodland would provide significant visual containment from possible wider views to the north and east, and there would be no significant impact on the landscape character of the area.

6.2.3 The site is visible from some of the adjacent dwellings, particularly from first floor windows. One of the pods would be sited at the southern part of the site, and this would benefit from screening that would be provided by intervening vegetation. The other pod would be situated at the north-western corner of the site, at the lower part of the site, and further from the nearest dwellings. It is considered that some tree planting would be of benefit in order to break up views of the pods from nearby dwellings. The applicant has confirmed that this second pod would not be put on the site until a hedgerow has been planted adjacent to the boundary fence. Notwithstanding this, it is not considered that the proposal would have an unacceptable impact upon the visual character of the area. The pods are moveable however it is considered that it would be appropriate to impose a condition on any permission granted to require that the siting of them adheres to the layout plan submitted with the application, to ensure that this remains satisfactory.

### 6.3 **Historic environment considerations**

6.3.1 The Conservation Officer considers that the adjacent Lythwood Hall is likely to represent a non-designated heritage asset. Core Strategy Policy CS17 requires that developments protect and enhance the diversity, high quality and local character of Shropshire's historic environment. SAMDev Plan policy MD13 requires that heritage assets are conserved, sympathetically enhanced and restored by ensuring that the social or economic benefits of a development can be demonstrated to clearly outweigh any adverse effects on the significance of a heritage asset, or its setting. The Conservation Officer has advised that in principle the proposal would not be likely to have an unacceptable degree of impact on the heritage asset, but has suggested that any impact is minimised through careful positioning and appropriate external finishes. It is considered that the proposed siting, together with some additional landscaping, would avoid adverse impact on the setting of the heritage asset. The external materials of the pods would be of timber and would be appropriate for their purpose. On the basis of the above assessment it is considered that the proposal would not conflict with policies CS17 and MD13.

### 6.4 **Traffic and access considerations**

6.4.1 Core Strategy policy CS6 requires that development is designed to be safe and accessible to all. SAMDev Plan policy MD8 states that development should only take place where there is sufficient existing infrastructure capacity. The site includes a concrete pad which would be utilised for car parking and this is of a sufficient size for the scale of the facility and expected number of vehicles. In principle it is considered that the proposed entrance via the adjacent woodland is acceptable. The concerns of local residents regarding the adequacy of the approach road are acknowledged, particularly in terms of the width of the lane. Given the scale of the camping facility it is not anticipated that vehicle movements to and from the site would be significant. As such it is not considered that the proposal would result in significant issues in respect of highway safety. The Council's highways team have been consulted on the proposal and Members will be updated on any comments received in advance of the Committee meeting.

### 6.5 **Ecological and tree consideration**

6.5.1 Core Strategy policy CS17 seeks to protect and enhance the diversity, high quality and local character of Shropshire's natural environment and to ensure no adverse impacts upon visual amenity, heritage and ecological assets. SAMDev Plan policies MD2 and MD12 require that developments enhance, incorporate or recreate natural assets. Para. 118 of the NPPF states that local planning authorities should aim to conserve and enhance biodiversity.

- 6.5.2 The Council's ecologist has confirmed that no ecological assessment is required in support of the proposal. The recommended lighting condition, to avoid disturbance to bats, is appropriate in view of the location of the site adjacent to an area of woodland. Some ecological enhancement would be provided by any additional tree planting agreed through a landscaping scheme.
- 6.5.3 The Tree Officer has visited the site in view of the proximity of the protected woodland. The Officer has confirmed that the removal of a number of very minor shrubs and the laying of stone to form the access has not caused any significant harm to the health or amenity of the woodland, and as such has raised no objections.
- 6.6 **Drainage and pollution considerations**
- 6.6.1 Core Strategy policy CS18 requires that development avoids adverse impacts on water quality and quantity. Policy CS6 requires that developments safeguard natural resources.
- 6.6.2 Some concerns have been raised by local residents that the proposal would impact upon water supplies in the area. The applicant has confirmed that there is a water supply to the site and that this is of a sufficient pressure for the proposed campsite. Given the maximum number of campers that would be expected to be on site at any one time, and the non-continuous occupancy of the units, it is not likely that the demand for water would be significant. In the absence of evidence to the contrary it is considered that the water supply arrangements are satisfactory.
- 6.6.3 It is intended that waste water from the utility block would be discharged via soakaway directed downslope. No adverse comments on this have been raised by the Council's drainage consultant, and in view of this it is considered satisfactory.
- 6.8 **Residential amenity considerations**
- 6.7.1 Core Strategy policy CS6 requires that proposals safeguard residential and local amenity.
- 6.7.2 The proposed use of the site has the potential to impact on the adjacent residential users due to disturbance from noise or from anti-social behaviour. The concerns of local residents in this regard are acknowledged. In addition the comments of the Parish Council that a management plan should be agreed are noted. The proposal is limited to two small pods and a condition can be imposed to limit the number and size of the pods to that proposed. This would provide some control over the site. The pods would be insulated and double glazed and this would provide noise attenuation. In consideration of concerns raised a site management plan has been submitted, setting out how the site is intended to be run. The applicant intends that the site would be restricted to couples-only site, i.e. no children or groups; no tents or fires would be allowed. It is also proposed that a register would be kept of visitors and camping would need to be pre-booked. Furthermore, CCTV would be installed to ensure that the site can be remotely monitored. A condition can be imposed to require that the site is only operated in accordance with this management plan.
- 6.7.3 Given the small scale of the proposal it is considered that the limited size of the site is appropriate for its location and that, through adherence to the site management plan and other conditions, potential impacts on residential amenity can be satisfactorily controlled.

## 7.0 CONCLUSION

7.1 The proposal would be small in scale and is of an acceptable design and layout given the characteristics of the site. The site is reasonably well situated in terms of access to local facilities and the environmental network, and as such is in an appropriately sustainable location for this style of tourism development. It would be expected to bring about some local economic benefits by bringing visitors to the area. It is not considered that the proposal would give rise to significant impacts on the ecological value of the area, on heritage assets, highway safety or in relation to surface and foul water drainage. Potential impacts on the amenities of nearby residents can be satisfactorily controlled through planning conditions and site management procedures. The objections raised have been taken into account however based upon the above assessment it is considered that the proposal accords with Development Plan and national policies and therefore that planning permission can be granted subject to the conditions set out in Appendix 1.

## 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 six weeks 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 give 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 1970.

### 9.0 Financial Implications

There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far 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:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

CS5 - Countryside and Greenbelt  
CS6 - Sustainable Design and Development Principles  
CS16 - Tourism, Culture and Leisure  
CS17 - Environmental Networks  
CS18 - Sustainable Water Management  
National Planning Policy Framework  
MD2 - Sustainable Design  
MD11 - Tourism Facilities and Visitor Accommodation  
MD12 - Natural Environment  
MD13 - Historic Environment

### RELEVANT PLANNING HISTORY:

18/00628/FUL Application under Section 73a of the Town and Country Planning Act 1990 for the change of use of land from agriculture to camp site to include erection of utility block and siting of 2No. camping pods (part retrospective) PDE  
SA/77/0317 Erection of a front entrance porch. PERCON 24th May 1977

### 11. Additional Information

[View details online:](#)

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder)

Cllr R. Macey

Local Member

Cllr Ted Clarke

Cllr Jane Mackenzie

Cllr Tony Parsons

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 BEFORE THE DEVELOPMENT COMMENCES**

2. No pods shall be occupied until a site management scheme for visitors has been submitted to and approved in writing by the local planning authority. The scheme shall cover the following matters:

- how guests will be welcomed and inducted on site;
- measures that will be taken to manage on site activity to prevent fires and noise, to control pets on site, and to mitigate the potential for anti-social behaviour including security arrangements; and
- details of refuse management including where bin stores will be located on site and how refuse and recycling facilities will be collected.

The development shall thereafter be implemented in accordance with the approved scheme at all times.

Reason: To protect the amenity of local residents.

### **CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT**

3. The camping pod shown at the north-western side of the site on the approved layout plan shall not be used until a landscaping scheme, which shall have received the prior approval of the local planning authority has been completed. The submitted scheme shall include details of locations, species, size and method of planting of plants. Any trees or plants that, within a period of five years after planting, are removed, die or become 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. The plants shall remain on the site for the duration of the use of the site as a campsite.

Reason: To provide additional privacy in order to minimise potential impacts on the amenity of nearby residents. To ensure the provision, establishment and maintenance of a reasonable standard of landscaping.

4. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes (required under a separate planning condition). The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation

Trust's Artificial lighting and wildlife: Interim Guidance: Recommendations to help minimise the impact artificial lighting (2014). The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

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

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

5. The use of the site, including the siting, size and number of pods and utility block, shall adhere to the layout as shown on the approved block plan, scale 1:500, at all times. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order modifying, re-enacting or revoking that Order), the number of accommodation units at the site shall not exceed two.

Reason: To control the intensity of the use of the site and its appearance in order to protect residential and local amenity and protect the visual character of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order modifying, re-enacting or revoking that Order), no additional pod, cabin, caravan, tent, mobile home, structure or building shall be stationed or erected on the site.

Reason: To control the intensity of the use of the site and its appearance in order to protect residential and local amenity and protect the visual character of the area.

7. Notwithstanding Classes C2 and C3 of the Schedule to the Town and Country (Use Classes) Order 1987, the development hereby permitted shall be used to provide holiday accommodation only and they shall not be occupied as permanent unrestricted residential accommodation or as a primary place of residence.

Reason: The site is located within an area where unrestricted residential accommodation would not be appropriate. The units are permitted as they provide holiday accommodation.

8. A register shall be maintained of the names of occupiers of the units, the period of their occupation together with their main home addresses. This information shall be made available at all reasonable time to the local planning authority.

Reason: General residential development in this location would be contrary to adopted local and national policy.

### **Informatives**

1. In arriving at this decision Shropshire 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, paragraph 187.

2. Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance

with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or from the Local Planning Authority. The fee required is £116 per request, and £34 for existing residential properties.

Failure to discharge pre-start conditions will result in a contravention of the terms of this permission; any commencement may be unlawful and the Local Planning Authority may consequently take enforcement action.

### 3. Nesting birds informative

The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one being built, contains 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.

If any tree or shrub removal is required, this should be carried out outside of the bird nesting season which runs from March to August 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 appropriately qualified and experienced ecologist should be called in to carry out the check. No clearance works can take place with 5m of an active nest.

If during construction birds gain access to any of the building and begin nesting, work must cease until the young birds have fledged.

### General site informative for wildlife protection

Widespread reptiles (adder, slow worm, common lizard and grass snake) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing, injury and trade. Widespread amphibians (common toad, common frog, smooth newt and palmate newt) are protected from trade. The European hedgehog is a Species of Principal Importance under section 41 of the Natural Environment and Rural Communities Act 2006. Reasonable precautions should be taken during works to ensure that these species are not harmed.

The following procedures should be adopted to reduce the chance of killing or injuring small animals, including reptiles, amphibians and hedgehogs.

If piles of rubble, logs, bricks, other loose materials or other potential refuges are to be disturbed, this should be done by hand and carried out during the active season (March to October) when the weather is warm.

Areas of long and overgrown vegetation should be removed in stages. Vegetation should first be strimmed to a height of approximately 15cm and then left for 24 hours to allow any animals to move away from the area. Arisings should then be removed from the site or placed in habitat piles in suitable locations around the site. The vegetation can then be strimmed down to a height of 5cm and then cut down further or removed as required. Vegetation removal should be done in one direction, towards remaining vegetated areas (hedgerows etc.) to avoid trapping wildlife.

The grassland should be kept short prior to and during construction to avoid creating attractive habitats for wildlife.

All building materials, rubble, bricks and soil must be stored off the ground, e.g. on pallets, in skips or in other suitable containers, to prevent their use as refuges by wildlife.

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 close-fitting 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.

Any common reptiles or amphibians discovered should be allowed to naturally disperse. Advice should be sought from an appropriately qualified and experienced ecologist if large numbers of common reptiles or amphibians are present.

If a great crested newt is discovered at any stage then all work must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) should be contacted for advice. The Local Planning Authority should also be informed.

If a hibernating hedgehog is found on the site, it should be covered over with a cardboard box and advice sought from an appropriately qualified and experienced ecologist or the British Hedgehog Preservation Society (01584 890 801).

#### Landscaping informative

Where it is intended to create semi-natural habitats (e.g. hedgerow/tree/shrub/wildflower planting), all species used in the planting proposal should be locally native species of local provenance (Shropshire or surrounding counties). This will conserve and enhance biodiversity by protecting the local floristic gene pool and preventing the spread of non-native species.

4. A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Councils Surface Water Management: Interim Guidance for Developers document. It is available on the councils website at:  
<http://new.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-fordevelopers.pdf>.

The provisions of the Planning Practice Guidance, in particular Section 21 Reducing the causes and impacts of flooding, should be followed. Preference should be given to drainage measures which allow rainwater to soakaway naturally.

Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it can be demonstrated that infiltration techniques are not achievable.

5. Sheppard Huts & Log Cabins;

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" which can be found using the following link:  
<http://www.shropshirefire.gov.uk/planning-applications>

Specific consideration should be given to the following:

If the proposed use of the premises is as a holiday let or guest accommodation then the premises would fall within the scope of the Regulatory Reform (Fire safety) Order and as such may require additional fire precautions to be incorporated into the design of the building. The current layout may be deemed inappropriate under the Fire Safety Order, a Fire Risk Assessment will be required to assess the suitability of the automatic fire detection and means of escape.

Access for Emergency Fire Service Vehicles

It will be necessary to provide adequate access for emergency fire vehicles. There should be sufficient access for fire service vehicles to within 45 metres of every point on the projected plan area or a percentage of the perimeter, whichever is less onerous. The percentage will be determined by the total floor area of the building. This issue will be dealt with at the Building Regulations stage of the development. However, the Fire Authority advise that early consideration is given to this matter.

'THE BUILDING REGULATIONS, 2000 (2006 EDITION) FIRE SAFETY APPROVED DOCUMENT B5.' provides details of typical fire service appliance specifications

-