



<u>Committee and Date</u> Shropshire Hills AONB Partnership 1 July 2014

<u>Item</u> 5

PLANNING PRESSURES AND THE AONB

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Summary

The Shropshire Hills AONB appears currently to be under pressure from development to a level unprecedented in some years. It also appears that the influence of AONB Partnership comments on planning decisions may be declining. This paper provides members with information on the outcome of applications on which the AONB Partnership has commented, and on patterns with recent planning applications affecting the AONB.

Recommendation

The Partnership is recommended to note the information provided and offer comments.

Background

The table below details the responses to planning applications made by the AONB Partnership in 2012-13 and 2013-14. It can be seen that within 2013-14 only one of the applications to which the AONB Partnership objected was refused, while 10 were granted permission (and a further 6 have not yet been determined).

Date	Ref	Application	Outcome
2012-13			
24-Apr-12	TWC/2012/0261	Construction of Car park & hardstanding, Wrekin Course - objection	
13-Jun-12	TWC/2012/0261	Construction of Car park & hardstanding, Wrekin Course (amended plans) - objection	Permission granted
13-Aug-12	12/03019/FUL	Wind Turbine, Villa Farm, Cardington, Church Stretton – objection	Refused
15-Aug-12	12/03034/MAW	Change of use, Lea Quarry, Presthope, Much Wenlock - objection	
21-Nov-12	12/03034/MAW	Change of use, Lea Quarry, Presthope, Much Wenlock (further info) - maintain objection	Permission granted
02-Jan-13	12/05237/HRM	Removal of hedgerows, Marrington Farm, Chirbury - objection	Application Withdrawn
15-Jan-13	12/05050/OUT	Dwelling and tourism business, Skelton Bank Farm - objection	Refused
23-Jan-13	12/04651/EIA	Poultry shed, Guilden Down - comments, more info needed, no firm view	Permission granted
18-Mar-13	13/00796/FUL	Replacement fencing, The Knotches, Seifton Batch - objection	Application refused, appeal dismissed
18-Mar-13	13/00374/FUL	Turbine, Villa Farm, Cardington revised application - comments	Permission granted
27-Mar-13	13/00519/FUL	Pheasant pens, Newcastle Court - objection	Pending Consideration

Date	Ref	Application	Outcome
2013-14			
07-May-13	13/01475/SCR	Screening Opinion for Wind Turbine Generator, Pennerley Hill Farm	EIA not required
20-May-13	13/01672/FUL	Agricultural storage building, Sallins Farm, Picklescott - objection	Permission granted
17-Jun-13	13/01788/FUL	Extension to Building 12 Perkins Beach, Stiperstones – objection	Permission granted
17-Jun-13	13/01632/FUL	Erection of One Dwelling, Pulverbatch – objection	Pending decision
28-Jun-13	P/2008/0785 (Powys)	Garreg Lwyd Hill 23 Wind Turbines, supplementary Environmental Info - maintain objection	Pending decision
30-Jul-13	13/02643/FUL	Erection of steel framed building, The Knotches, Seifton Batch – objection	Refused. (Appeal also refused)
13-Sep-13	13/01941/FUL	Processing and storage building, Lime Green Products, Wenlock Edge – objection	Permission granted
13-Sep-13	13/03059/FUL	Erection of a wood chip storage building, Lea Quarry - objection	Permission granted
13-Sep-13	13/03159/FUL	Extensions to existing buildings, Lea Quarry - objection	Permission granted
13-Sep-13	13/03060/OUT	Visitor centre, Lea Quarry - objection	Permission granted
13-Sep-13	13/03243/FUL	Continued use of timber storage areas, Lea Quarry - objection	Permission granted
29-Oct-13	13/03799/VAR	Variation of condition on use of touring pitches, Wheathill Touring Park – objection	Permission granted
22-Nov-13	13/03440/OUT	Housing, Turnpike Meadow, Clun - objection	Pending Consideration
18-Dec-13	13/04831/FUL	Communication mast, Lawley, Blackhurst Farm - objection	Permission granted
20-Jan-14	13/04990/FUL	Change of use of Pontesford Hill - objection	Permission granted
22-Jan-14	13/05104/FUL	Agricultural storage building, Fairlands, Longville - no objection, comments	Permission granted
30-Jan-14	13/04603/FUL	Wind turbine, Three Birches, Mardu - objection	Pending Consideration
24-Mar-14	14/00405/FUL	Yurts and dwelling, Skelton Bank Farm - no objection, with comments	Pending Consideration
27-Mar-14	14/00784/EIA	Poultry sheds, Corfton Farm - objection	Pending decision
2014-15			
08-Apr-14	14/00676/FUL	2 houses at Snailbeach - objection	Application refused
04-Jun-14	14/02184/FUL	2 tourist accommodation blocks, Wenlock Edge Inn - objection	Pending Consideration

The table below lists the applications on which the AONB Partnership has been consulted so far in 2014-15. The rise in applications for housing since May 2014 is very striking.

Ref	Date	Proposal	Location
14/01245/FUL	01/04/14	Erection of 1No dwelling and garage; installation of package treatment plant	Car Park At Penny Black Inn, Knowbury, Ludlow, Shropshire, SY8 3LL
14/01271/OUT	03/04/14	Erection of dwelling and alterations to existing vehicular access (outline application with some matters (i.e. appearance, landscaping, layout and scale) reserved)	The Sidings , Snailbeach, Shrewsbury, SY5 0LT
14/01429/FUL	08/04/14	Erection of outbuilding to enclose existing swimming pool	Woodview, Brockhurst, Church Stretton, Shropshire SY6 6QY

Ref	Date	Proposal	Location
14/01454/FUL	09/04/14	Installation of one 10m mast and two 2m masts for weather monitoring with associated equipment	Land At Springhill Farm, Craven Arms, Shropshire, SY7 8PE
14/01453/FUL	09/04/14	Installation of one 50m mast, one 10m mast and two smaller masts for weather monitoring and associated equipment	Land At Green Farm, Skyborry, Knighton, Shropshire, LD7 1TW
14/01451/FUL	09/04/14	Installation of one 16m mast and two 2m masts for weather monitoring and associated equipment	Land At Lake House Farm, Whitcott, Keysett, Clun, Craven Arms
14/01403/FUL	09/04/14	Erection of extension to form annexe and erection of replacement garage	Hillcrest, Bushmoor, Craven Arms, Shropshire, SY7 8DW
14/01528/DIS	10/04/14	Discharge Of Conditions 4 (Joinery) 6 (Lighting) 9 (Birds Nesting) and 10 (Materials) of Planning Permission 13/01748/COU (Change of use and conversion of extension barn to warden accommodation; change of use of agricultural land for the provision of secure caravan storage, outside material storage and leisure facilities)	Land And Buildings South of Three Horseshoes Inn, Wheathill, Shropshire
14/01150/FUL	10/04/14	Erection of 3-bay stable block with feed store to include hardstanding	Land Adj. Primrose Cottage, Twitchen, Clunbury, Shropshire, SY7 0HN
14/01290/LBC	11/04/14	Amendments to previously approved 1/09118/L to allow for: changes to windows and rooflights to front elevation; erection of porch to front elevation	Jackdaws, Bryn Y Cagley, Whitcott Keysett, Craven Arms, Shropshire
14/01517/LBC	11/04/14	Proposed replacement windows; including installation of rooflights and steel flue from new wood burning stove affecting a Grade II Listed Building	Church House, Clunbury, Craven Arms, SY7 0HG
14/01542/FUL	11/04/14	Proposed upgrade of existing weather radar installation, including replacement of radome; installation of staircase access and other associated works	Radar Station, Dhustone Lane, Clee Hill, Shropshire
14/01548/LBC	11/04/14	Installation of 16No solar panels affecting a Grade II Listed Building	Shootrough Farm, Cardington, Church Stretton, Shropshire, SY6 7JU
14/01657/AGR	11/04/14	Laying of concrete railway sleepers to form four cow tracks	Eyton Farm, Eyton, Lydbury North, Shropshire SY7 8AL
14/01402/TCA	15/04/14	Remove overbalanced trunks and branches from 2 Alder Trees	The Old Rectory, Habberley, Pontesbury, Shrewsbury, Shropshire
14/01595/FUL	22/04/14	Conversion of out-building to ancillary accommodation; erection of 3 bay detached garage/store	Hawkhurst, Horderley, Craven Arms, Shropshire, SY7 8HR
14/01618/FUL	22/04/14	Erection of detached garage/sunroom	26 Kinsley Road, Knighton, Shropshire, LD7 1EA
14/01573/FUL	24/04/14	Erection of 1No dwelling; formation of access and installation of sewage treatment plant	Land Adjacent To Long Acre , School Bank, Aston-On-Clun, Craven Arms, Shropshire
14/01619/FUL	24/04/14	Formation of outdoor arena to include change of use of land	Guilden Down Farm, Guilden Down, Craven Arms, Shropshire, SY7 8NZ
14/01587/OUT	28/04/14	Conversion of original dwelling, currently used as a barn, back to a dwelling.	Pillar Box Farm, Titterhill, Ludlow, Shropshire, SY8 2AT
14/01631/FUL	29/04/14	Erection of one two-storey dwelling and garage; formation of vehicular access	Prospect House, Tenbury Road, Clee Hill, Ludlow, SY8 3NE
14/01568/LBC	29/04/14	Installation of an air source heat pump at the rear of The Tan House affecting a Grade II * Listed Building	The Tan House, Little Stretton, Shropshire, SY6 6RE
14/01653/FUL	29/04/14	Erection of single storey extension	2 Meadowcroft, All Stretton, Church Stretton, SY6 6HP

Ref	Date	Proposal	Location
14/01751/FUL	29/04/14	Erection of a two storey rear extension affecting a Grade II listed building	2 Bridge Street, Clun, Craven Arms, Shropshire, SY7 8JP
14/01752/LBC	29/04/14	Erection of a two storey rear extension affecting a Grade II listed building	2 Bridge Street, Clun, Craven Arms, Shropshire, SY7 8JP
14/01785/OUT	01/05/14	Outline application for proposed erection of a detached dwelling (all matters reserved)	Land At Yew Tree Cottage, Habberley Road, Pontesbury, Shrewsbury, SY5 0TN
14/01796/FUL	01/05/14	Erection of a local needs exception site dwelling	Land Adj To Stones View , Ratlinghope, Shrewsbury, SY5 0SL
14/01793/FUL	01/05/14	Erection of a single storey extension to side following demolition of existing extension	Wernacton , Clun, Craven Arms, SY7 8NP
14/01802/FUL	08/05/14	Installation of a 30m high wind turbine with control box and associated works	Hargreaves Farm, Halfway House, Shrewsbury, Shropshire SY5 9DH
14/01846/FUL	08/05/14	Alterations to existing layouts and erection of new gables and dormers to increase first floor space	Callow Cottage, Craven Arms, Shropshire, SY7 9JH
14/01843/OUT	08/05/14	Outline application for the proposed erection of a dwelling to include construction of new vehicular access.	Land At Crosfields , Gravels Bank, Minsterley, Shrewsbury, SY5 0HG
14/01866/FUL	08/05/14	Erection of an affordable dwelling together with single garage and workshop	Land At The Brinks, Ratlinghope, Shrewsbury, SY5 0SP
14/01903/FUL	09/05/14	Conversion of redundant farm building to single storey dwelling; change of use of land to residential; siting of a caravan; installation of septic tank	Mansion House, Upper Hayton, Ludlow, Shropshire, SY8 2BB
14/01921/FUL	12/05/14	Erection of single storey timber outbuilding	1 Kynnersley Lane, Leighton, Shrewsbury, SY5 6RS
14/01985/FUL	15/05/14	Erection of double garage and alteration to existing vehicular access	St Chads Church, Bryn, Shropshire, SY9 5LE
14/02004/FUL	16/05/14	Erection of two dwellings following demolition of existing outbuildings (revised scheme)	Land Rear of Privet Cottage, Powells Lane, Clun, Craven Arms, SY7 8LA
14/02110/OUT	19/05/14	Outline application for the erection of dwelling to include access	Penley Green, Bache Mill, Diddlebury, Craven Arms SY7 9JX
14/02132/FUL	21/05/14	Conversion and extension of stable block to form dwelling, erection of detached domestic garage and installation of sewage treatment plant	Upper House Farm, Abdon, Craven Arms, SY7 9HZ
14/02184/FUL	22/05/14	Erection of two tourist accommodation blocks with meeting room; creation of parking areas; demolition of derelict outbuilding; change of use of outbuilding (letting room) to site shop; installation of sewage treatment plant	Wenlock Edge Inn, Easthope, Much Wenlock, TF13 6DJ
14/02205/VAR	22/05/14	Variation of conditions 2 6 and 7 of planning permission 11/03867/FUL	St Chads Church, Bryn, Shropshire, SY9 5LE
14/02099/P3JPA	23/05/14	Prior Approval under Part 3 (Class J) of the Town & Country Planning (General Permitted Development) Order 2013 for the change of use of office building to form one residential property	Acton Nurseries, Acton, Bishop's Castle, Shropshire, SY9 5LA
14/02252/FUL	27/05/14	Erection of conservatory to rear elevation	7 Bent Lane, Ditton Priors, Bridgnorth, WV16 6SY
14/01891/FUL	28/05/14	Erection of two air conditioning units to side elevation	Agilent Technologies Uk Ltd, Unit 1 , Essex Road, Church Stretton, Shropshire, SY6 6AX
14/02223/OUT	29/05/14	Outline application (access for approval) for the development of one (open market) dwelling	Proposed Dwelling Rear Of Home Farm Barns, Pulverbatch, Shrewsbury, Shropshire

Ref	Date	Proposal	Location
14/02278/FUL	30/05/14	Change of use from Certificated Campsite to Licensed Touring Campsite to provide 16 no. pitches (a maximum of 6 no. as camping pods); erection of utility block and biomass boiler/pellet storage building; installation of low level lighting, hardstandings and associated works	Baron At Bucknell, Chapel Lawn Road, Bucknell, Shropshire, SY7 0AH
14/02314/OUT	30/05/14	Outline application for the erection of 1No detached dwelling (to include access)	Pinstones Farm , Corfton, Craven Arms, SY7 9LB
14/02326/OUT	30/05/14	Outline application for the redevelopment of Home Farm for residential development (all matters reserved)	Barn At Home Farm, Home Farm Lane, Leighton, Shrewsbury, Shropshire
14/02373/FUL	03/06/14	Installation of 2 no. dipole antennas; a 1.8m diameter satellite dish, 2 no. GPS antennas to existing tower and associated works	Communication Mast, Soudley Wood, Cwm, Shropshire, SY7 8NW
14/02390/FUL	05/06/14	Erection of 2 no low profile wind turbines	Edge Renewables, Lea Quarry, Presthoke, Much Wenlock, Shropshire
14/02389/FUL	06/06/14	Erection of balconies to ground and first floor of east elevation	Friars Wood , Cunnery Road, Church Stretton, Shropshire, SY6 6AH
14/02461/OUT	10/06/14	Outline application for the erection of a single open market dwelling (all matters reserved except for access)	Land At Resting Hill, Snailbeach, Shrewsbury, Shropshire, SY5 0NX
14/02489/FUL	11/06/14	Erection of a porch/sunroom to the East elevation and alteration of double doors to become fixed glazing to North elevation.	The Old Farmhouse , Bucknell, Shropshire, SY7 0BN
14/02545/OUT	11/06/14	Outline application (access, landscaping _ layout for approval) for the erection of one dwelling	Land adj. to Sayang House, Hope Bowdler, Church Stretton, Shropshire SY6 7DD
14/02414/FUL	11/06/14	Conversion of building to provide four residential dwellings	The Warehouse, Pontesford Hill, Pontesbury, Shrewsbury SY5 0UB
14/02552/FUL	11/06/14	Change of use from holiday cottage to open market residential dwelling	Holly Cottage, Lower Wood, All Stretton, Church Stretton, Shropshire
14/02408/OUT	11/06/14	Outline application for the erection of three dwellings to include means of access.	Proposed Residential Development East Of The Warehouse, Pontesford Hill, Pontesbury, Shropshire
14/02338/FUL	12/06/14	Change of use of land for the extension of existing secure caravan storage; relocation of existing green steel clad storage shed; ground works and retaining wall with 2m high mesh security fencing above	Wheathill Touring Park, Wheathill, Shropshire
14/02572/FUL	18/06/14	Erection of a single plot exception affordable dwelling and detached double garage; formation of vehicular access; installation of septic tank	Proposed Exception Site Dwelling, Batchcote, Church Stretton, Shropshire
14/02099/P3JPA	18/06/14	Prior Approval under Part 3 (Class J) of the Town & Country Planning (General Permitted Development) Order 2013 for the change of use of office building to form one residential property	Acton Nurseries, Acton, Bishop's Castle, Shropshire, SY9 5LA
14/02613/FUL	19/06/14	Erection of a dwelling and detached double garage; Formation of new vehicular access	Hall Farm, Hall Farm Road, Ditton Priors, Bridgnorth, Shropshire
14/02610/FUL	19/06/14	Erection of a single storey rear extension to include 3 no. rooflights in the existing roof	Cwm Frydd , Mainstone, Bishop's Castle, SY9 5NB
14/02573/FUL	19/06/14	Conversion and partial rebuilding of barn to form dwelling, including reconstruction of First floor, insertion of dormers and rooflights.	Home Farm , Longville, Much Wenlock, TF13 6DS
14/02534/FUL	19/06/14	Erection of a tree house	Timberstone, Lackstone Lane, Cleestanton, Ludlow, Shropshire

The trends regarding planning decisions affecting the AONB are increasingly being raised by other organisations and members of the public, with growing concerns that the designation is not being given due weight. This does of course also fall at a time when the AONB Partnership's own staff capacity on planning has been reduced due to the loss of the Planning & Landscape Officer post. Shropshire Council's capacity in Development Management is also reduced due to both cuts and reorganisation. Lack of enforcement and an associated increase in unauthorised development is being more frequently raised as a concern by members of the public. The AONB Partnership has worked hard over recent years to get the AONB adequately recognised in planning policy in Shropshire. While the policies now in place appear to do this, the breadth of interpretation of these alongside other policies in favour of various forms of development means that very few applications in the AONB are being refused.

The views of Partnership members regarding these pressures and how the Partnership should respond to them are welcomed.

<p>List of Background Papers Shropshire Hills AONB Management Plan 2014-19.</p>
<p>Human Rights Act Appraisal The information in this report is compatible with the Human Rights Act 1998.</p>
<p>Environmental Appraisal The recommendation in this paper will contribute to the conservation of protected landscapes.</p>
<p>Risk Management Appraisal Risk management has been appraised as part of the considerations of this report.</p>
<p>Community / Consultations Appraisal The topics raised in this paper have been the subject of earlier consultations with Partnership members.</p>
<p>Appendices None</p>