



Date: Tuesday, 22 September 2020

Time: 2.00 pm

Venue: THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

Contact: Tim Ward, Committee Officer
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SOUTHERN PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

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

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SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 22 September 2020		
NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting		
Item No.	Application No.	Originator:
5	19/02197/FUL – Oaklands Leisure Campsite and Fishery Harton, Shropshire, SY6 7DL	Freedom Camping Club
<p>Dear Richard,</p> <p>Thank you for your continued support for the Club. It has been a pleasure working with you this past 3 years and assisting in the development of your camping and caravanning site. It is regrettable that the club can not support the further development of facilities and you feel it necessary to attain local authority planning approval for the maintenance and improvement of site amenities.</p> <p>The Club will continue to promote and offer the unique experience you have to offer to our members.</p> <p>The Club considers your site to be of a unique nature bringing recreational and educational benefits to many. The unique arrangement of camping locations allows visitors to connect with nature and develop an understanding and appreciation of nature and the countryside which is not normally experienced by everyday people. We hope that your aspirations are to continue this theme and not to over commercialise the site.</p> <p>It has been extremely gratifying for the Club to see a site which had previously been unappreciated by its formed club, to develop in popularity and appreciation, bringing employment opportunities, economic benefits to local businesses and of course raising the profile of recreational camping and caravanning. If the Club can assist in any way to improve the customer experience for Club members and the general public we will be happy to do so.</p> <p>Kind regards Andrew Hanson Freedom Camping Club</p>		
5	19/02197/FUL – Oaklands Leisure Campsite and Fishery Harton, Shropshire, SY6 7DL	A Webb
<p>The campsite uses a shared drive way dirt/stone track which 2 other residence use it is single track and not suitable to take that much traffic and would pose a danger to the other properties!!!! Living down same track, as this track is only partly owed by Oakland leisure really they should fine alternative access to the campsite as this is not sustainable!</p> <p>The campers also drive far to fast on local roads and have already caused crash on near by single track roads next to a livery yard which has horses riders and children. The noise level has been noted by several local residents! And music is sometimes played at</p>		

loud levels. I very strongly object!

Item No.	Application No.	Originator:
5	19/02197/FUL – Oaklands Leisure Campsite and Fishery Harton, Shropshire, SY6 7DL	R Spurrier

I am writing to object to the proposed extension of the Oaklands Leisure campsite Ref: 19-02197-ful.

Firstly, I believe that the land that has been utilised in this extension belongs to New Hall, not Oaklands campsite. Whilst there is any ambiguity over this subject, I do not believe it is write for it to utilised for business purposes.

Secondly, whilst I can understand the local area is an ideal beauty spot for tourism, there are at least four places with holiday lets between Dinchope and Eaton Under Heywood that I know about already. The increase in the amount of traffic in the last few years has increased significantly, and not just car traffic. People on bikes and walkers are much more frequent. A lot of these people don't use the road with consideration whatever their mode of transport. Or even if they do, at the weekend there are often frequent parties of cars following each other on the road as holiday makers travel in convoy. What with the very bad pot holes we've enjoyed the last few winters, surely a further increase in road users will cause even greater damage. And it seems that rectifying the damage is something that doesn't happen quickly. I'm pretty sure my car has suffered as a consequence. In addition extra road users who are not used to driving on country lanes are more likely to cause accidents and I believe that an accident involving someone staying at the campsite has already occurred.

Thirdly, I don't know if a better entrance to the campsite is proposed, but the current one way track leads past the homes of local residence. Both vehicular traffic, people on foot and general campsite noise will surely be a huge intrusion to people's enjoyment and feeling of security on their own property.

Fourthly, last year some time there was really loud music coming from this campsite. It was blasting across the fields. I don't want to listen to that and I was just seeing to my horses. I felt sorry for the local residents.

Fifthly since people have been getting out and about in the countryside this year due to covid, I have seen an increasing number of complaints nationwide about people trespassing, out of control dogs worrying sheep, people feeding animals, particularly horses, unsuitable food stuffs that have led to illness, choking and death. This campsite will back on to farmland utilized for livestock as well as crops. People from the campsite already wonder off the footpath into the field. Can you guarantee that tourists who are either naïve or disrespectful won't wonder about causing trouble to land owners and people who are worried about the safety of their animals?

Sixthly no one knows where the campsite is. The amount of traffic that turns up at New Hall or other neighbouring properties looking for directions just increases traffic unnecessarily. Why isn't it properly signposted?

Seventhly I often see rubbish strewn into local woodland. Mostly people turfing out the contents of their MacDonalds packaging or picnic debris. I hope this won't increase, particularly if it could end up in fields with animals. I also hope that there will be appropriate places for these campers to dispose of disposable face masks on site, now

that PPE is a necessity.

Item No.	Application No.	Originator:
5	19/02197/FUL – Oaklands Leisure Campsite and Fishery Harton, Shropshire, SY6 7DL	S Eveson

I would like to object to the proposal of an extension to the Oaklands leisure campsite (ref 19-02197-ful)

I keep my horses on livery at New Hall farm and ride , walk and drive around this area daily. I have already noticed a greater volume of traffic and cyclists and tourists generally in the area over recent years. The local roads are narrow lanes which struggle with the extra volume of traffic and don't seem to be a high priority with the council for repairs. This is having a negative impact on local people using the roads for daily commutes, my own car has suffered damage from potholes on more than one occasion. There is also increased litter on the verges, predominantly fast food packaging, which is likely to be related to the increase in tourists.

The campsite itself is very difficult to find and we have a lot of people turning up at New Hall asking for directions. A lot of these people are not used to rural roads and do not drive appropriately. A friend of mine recently had an incident on the corner by the farm where a tourist looking for the campsite driving much too fast for the road ran into their vehicle.

Also I believe that the land they are proposing to use actually belongs to New Hall rather than Oaklands so based on this alone surely this extension cannot go ahead?

My horses are kept on the field adjacent to the coppice right next to the campsite. There is very often shouting and sometimes loud music when I am in the field looking after the horses. There is a footpath along the top edge of my field which connects the campsite to the lane leading to New Hall. I often see people from there walking along the footpath and very often they are not sticking to the path but roaming around the field where my horses are kept usually with children or letting dogs run loose in there. Obviously this worries me as this is supposed to be a safe and peaceful place for my horses to live.

Also a friend of mine lives on the track where the entrance to the campsite is. I'm not sure if a new entrance is proposed but the current one is not suited to a higher intake of vehicles. It is very badly signposted and most people don't know where to go and end up knocking on her door as it's the first one off the road.

I hope these points will be taken into consideration,

Sarah Eveson

Item No.	Application No.	Originator:
5	19/02197/FUL – Oaklands Leisure Campsite and Fishery Harton, Shropshire, SY6 7DL	Graham Watts

Dear Members of the Southern Planning Committee

I wish to address you about application 19/02197/FUL – an application under Section 73A of the Town and County Planning Act 1990 for the change of use of pastureland/woodland to camping for up to 50 tent pitches, 8 glamping units and retrospective permission for a shower & toilet block.

My parish council members and many parishioners find it deeply ironic that we are addressing this letter to you via Shropshire Council's Democratic Services department, as nothing approaching democracy has been employed by the Planning Department in this matter to date in our view. In particular we are appalled that the Planning Committee is not holding a site visit before deliberating on this matter. If this application had been dealt with in a timely manner – please note the consultation period ended on 29th June 2019 - a site visit could have been conducted a good nine months before the Coronavirus pandemic struck.

The application you are considering on the 22nd September 2020 bears no relationship to the site outlined in the application before you. I attach and request that the committee members read the letter this parish council sent to the Planning Department on 23rd June 2019 in response to the application. A copy is attached. Since that letter was dictated, the site has continued to develop.

One of my fellow councillors visited this site last weekend. He had not been there for some while and was shocked to note how much the site had been developed following the refusal of the earlier planning permission – see Mr Ian Kilby's reasons for the refusal re 18/01316/COU. That planning refusal had been blatantly disregarded in 2018, 2019 and in 2020. My fellow councillor found in addition to many more glamping pods, cabins, shepherd's huts and toilet blocks, a new reception building and a bike hire facility. The applicant himself advised my fellow councillor that he has another batch of glamping pods being delivered during the following week. Thus the application you are considering is woefully out of date and takes no account of the blatant disregard the applicant has shown to Mr Kilby's planning refusal.

My parish council is being asked by parishioners why this applicant is being allowed to ride roughshod over planning law and policies which are rigorously applied to other planning applicants. We have no answers for them. We therefore request an enforcement order is issued to dismantle structures built without permission and to restore the site to its original

Yours faithfully

Graham Watts
Chairman – Eaton Under Heywood & Hope Bowdler Parish Council

Item No.	Application No.	Originator:
5	19/02197/FUL – Oaklands Leisure Campsite and Fishery Harton, Shropshire, SY6 7DL	Eaton Under Heywood & Hope Bowdler PC

Letter referred to in Public Speaking Statement

Dear Sirs

Re: 19/01297/FUL – application under Section 73A of the Town & Country Planning Act 1990 for the change of use of area of pastureland and woodland surrounding pools to camping for up to 50 tent pitches, 8 glamping units and retrospective permission for shower and toilet block.

Eaton Under Heywood & Hope Bowdler Parish Council considered this application at its meeting on the 17th June 2019, prior to which investigations had been carried out and queries were raised with the applicant's agent, which were not satisfied. Neither the agent nor the applicant attended to meeting to explain their proposals.

A similar application – 18/01316/COU – was considered by the parish council in 2018 and it raised four objections to that application. Shropshire Council subsequently gave detailed reasons for its' refusal to grant planning permission. On the 29th August 2018 Mr Ian Kilby, Development Manager, gave a summary of the reasons for Shropshire Council's refusal of full planning permission, which were:

"It is acknowledged that the proposal would help diversify the rural economy Shropshire, however the majority of the proposed development site lies within a Local Wildlife Site (Pool NNW of New Hall) and therefore within a core area of the countryside Environmental Network. The remainder of the site not within the core area lies within an Environmental Network Corridor. The proposal would therefore be likely to cause significant harm to this ecological asset contrary to Shropshire Local Development Framework Adopted Core Strategy Policies CS6 and CS17 and Shropshire Site Allocations and Management Development (SAMDev) Plan Policy MD12 as well as the advice in the 2018 National Planning Policy Framework (in particular advice at paragraph 174). Thus the proposal cannot be assessed to be sustainable development".

The parish council assumed that the applicant had abided by this refusal (18/01316/COU) and that the site had continued operating as the small scale low impact site for which it had planning permission.

The plans and the Planning Statement prepared by the applicant's agents for this application – 19/02197/FUL - alerted the parish council to the fact that the applicant had not abided by the 18/01316/COU refusal, but had in complete disregard of the planning refusal developed the site significantly and he now trades as Oaklands Leisure Campsite & Fishery. By this application he seeks retrospective permission for works carried out in disregard of 18//01316/COU, including a new shower/toilet block.

A perusal of various websites and Trip Advisor indicate that there has in fact been extensive commercial use of this site since even before the 18/03116/COU application had been submitted, far less refused. According to websites Oaklands Leisure Campsite & Fishery offers:

- An air rifle range
- Fishing pools
- 10 speciality lodgings: It seems these includes two shepherd's huts (one of which has a WC and bathroom), camping pods, lodges and a cabin.
- Camping pitches, with or without electrical hook-ups: these start at £20 per night.
- Facilities for touring caravans, motorhomes and campervans.

According to the applicant's application:

- Permission is sought for 8 glamping units. His agent has advised us that 6 are already on site. Our query about the existence, siting and legality of the other structures mentioned on the websites (shepherd's huts etc) has not been answered.
- He again seeks permission for 50 tent pitches, having been refused in August 2018.

It is clear from the website that a number of tent pitches have been in use since at least early 2018. In its Planning Statement the applicant's agent states "the site is certified under Freedom Camping for up to 30 tents". Our search of the internet for Freedom Camping has failed to provide us with any legal justification for these 30 tent pitches: indeed all we could find was references to wild camping: the applicant's charge of £20 per night to camp or more if you want an electrical hook-up does not seem synonymous with our understanding of wild camping. We asked the agent for clarification about the Freedom Camping scheme referred to but have had no response. The parish council is unable to understand how a Freedom Camping certificate (whatever that may be) overrides the planning refusal of 29th August 2018.

The parish council strongly objects to all aspects of this planning application, both the new items and the retrospective elements. The parish council re-iterates its objections raised to 18/03116/COU which are set out in full in the Planning Officer's Report: it supports the decision of 29th August 2018 and it requests Shropshire Council to fully enforce the decision it reached in 18/03116/COU in respect of all the breaches which have occurred. The parish council further requests that Planning Officers visit this site to ascertain exactly what has been developed on this site prior to deliberating on the present application.

Yours faithfully

Jean de Rusett

Jean de Rusett
Clerk to Eaton Under Heywood & Hope Bowdler Parish Council

Item No.	Application No.	Originator:
5	19/02197/FUL – Oaklands Leisure Campsite and Fishery Harton, Shropshire, SY6 7DL	Mrs K Kite

I wish to lodge my objection to the above proposed plans at Oakland leisure campsite. The area currently used as a campsite is massively overcrowded already and the land adjacent which is farmland containing livestock is constantly being trespassed upon. We have had incidents of people chasing animals at night with torches. When confronted the reasons given were that it was fun!! We have had repeated incidents of fireworks being set off when horses are in the field next door. We have had massive amounts of litter thrown over the hedge into fields with horses in. The area is totally unsuitable for a campsite of the proposed size. The roads are all single track lanes already struggling to cope with the current use. We have had 2 crashes outside our house involving campers in the past 3 months. We have also had several near misses with people driving and nearly hitting horse riders.

The noise levels are massive and the control of campers behaviour is obviously very inadequate. In an area of outstanding natural beauty, that this can be appropriate is utterly impossible.

The individuals turning up to camp bring absolutely nothing towards the local economy, they arrive with cars loaded with beer and food.

I see absolutely no reason why this has been allowed to happen with no repercussions. It makes an absolute mockery of the whole planning system and all the individuals involved.

If this planning is approved I will be calling for an investigation.

Yours sincerely
Mrs K Kite

Item No.	Application No.	Originator:
6	20/00840/REM – Land at Rocks Green, Ludlow	SC Ecology

Recommendation: No Objection -

A European Protected Species 3 tests matrix is provided at the end of this response. The planning officer needs to complete sections 1 and 2, 'over riding public interest' and 'no satisfactory alternative.' The EPS 3 tests matrix must be included in the planning officer's report for the planning application and discussed/minuted at any committee at which the application is considered. The form provides guidance on completing sections 1 and 2 but please get in touch if additional assistance is required.

Conditions have been recommended to ensure the protection of bats.

Bats

SC Ecology have read the submitted Preliminary Ecological Appraisal (LaDellWood, August 2018), the Protected Species Survey Focussing on Bats (Shropshire Wildlife Consultancy, September 2018) and the Interim/Provisional Bat Mitigation Statement (Shropshire Wildlife Consultancy, September 2020).

During bat surveys in 2014 to support the outline application, no bat roosts were present. Update activity surveys in 2018 identified a day roost for an individual common pipistrelle in the L-shaped barn.

Works to the L-shaped barn will have to take place under a European Protected Species Licence from Natural England.

The Interim/Provisional Bat Mitigation Statement (Shropshire Wildlife Consultancy, September 2020) sets out the mitigation and compensation measures which will form part of the licence application.

Landscaping

The landscaping plan states that 'Bat boxes will be provided in suitable, purpose designed locations on the north western and the north western end of the south western boundary, between the service yard and the A49. ... 5 sparrow terraces and 5 swift boxes will also be provided in suitable, purpose designed locations in these areas.' However, only 6 'Hole fronted bird boxes' are actually shown on the plan.

Conditions and informatives

The following conditions and informatives are recommended for inclusion on the decision notice:

European Protected Species Mitigation Licence condition

No works shall take place to the L-shaped barn until a European Protected Species (EPS) Mitigation Licence with respect to bats has been obtained from Natural England

and submitted with the approved method statement to the Local Planning Authority.

Reason: To ensure the protection of bats, which are European Protected Species.

Working in accordance with method statement condition

All works to the L-shaped barn shall occur strictly in accordance with the Interim/Provisional Bat Mitigation Statement (Shropshire Wildlife Consultancy, September 2020).

Reason: To ensure the protection of and enhancements for bats, which are European Protected Species.

Bat boxes condition

Prior to first occupation / use of the buildings, the makes, models and locations of bat boxes (and other roosting opportunities) shall be submitted to and approved in writing by the Local Planning Authority. Roosting opportunities shall be created in accordance with the Interim/Provisional Bat Mitigation Statement (Shropshire Wildlife Consultancy, September 2020). The roosting opportunities shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting opportunities for bats, in accordance with MD12, CS17 and section 175 of the NPPF.

Lighting Plan condition

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 Guidance Note 08/18 *Bats and artificial lighting in the UK*. 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.

EUROPEAN PROTECTED SPECIES: The 'three tests'

Application reference number, site name and description:

20/00840/REM
Land At Rocks Green Ludlow Shropshire SY8 2DS
Approval of reserved matters (appearance, landscaping, layout, scale) pursuant of 14/05573/OUT (access approved) for the erection of foodstore (Use Class A1) and petrol filling station

Date:

14th September 2020

Officer:

Sophie Milburn
Ecology Officer
sophie.milburn@shropshire.gov.uk
Tel.: 01743 254765

Test 1:

Is the development '**in the interests of public health and public safety**, or for other imperative reasons of **overriding public interest**, including those of a social or economic nature and beneficial consequences of primary importance for the environment'?

The grant of outline planning permission has shown that the Local Planning Authority considers that there is an overriding public interest in terms of the economic benefits and job creation that the development would deliver.

Test 2:

Is there '**no satisfactory alternative**'?

The grant of outline permission involved the carrying out of a sequential site assessment which concluded that there was no satisfactory alternative to this site.

Test 3:

Is the proposed activity '**not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status** in their natural range'?

Bat surveys in August and September 2018 identified a day roost for an individual common pipistrelle in the L-shaped barn.

EPS offences under Article 12 are likely to be committed by the development proposal, i.e. damage or destruction of an EPS breeding site or resting place and killing or injury of an EPS.

The Interim/Provisional Bat Mitigation Statement (Shropshire Wildlife Consultancy,

September 2020) sets out the following mitigation and compensation measures, which will form part of the licence application:

- 'Before commencing any work on site, builders and contractors will be inducted by a licensed bat ecologist to inform them of the possible presence of bats, their legal protection and of working practices to avoid harming bats.'
- 'The existing bat boxes will remain on site permanently and will provide a suitable location in the extremely unlikely event any bats are found during the repair and works.'
- One rocket bat box and one Schweger 2FB (or similar) will be erected in
- Works will take place between October and early April.
- 'A suitably experienced and BMCL registered licensed bat ecologist will supervise all roof works to the Manor and the Brewhouse, which are to be undertaken between October 2020 and late April 2021.'
- 'Prior to any roof works commencing[,] the buildings will be inspected by an appropriately experienced and qualified Ecological Clerk of Works.'
- 'Following this inspection, builders and contractors will be inducted by the Ecological Clerk of Works to inform them of the known and possible presence of bats, their legal protection and of working practices to avoid harming bats.'
- 'In the unlikely event that a bat is encountered, all works will cease immediately and Natural England will be contacted and their views sought as how to proceed.'
- 'Erection of frame scaffolding and/or tower scaffolding to enable an inspection of gaps beneath slipped tiles using an endoscope by a suitably qualified and experienced bat ecologist.'
- 'The registered BMCL ecological clerk of works will remain on site until the most likely areas of the roof and main barn timber beams are removed.'
- 'The presence of an Ecological Clerk of Works at all times when roof works are occurring on the main central barn.'
- 'It should be noted that if more than twelve months elapse between this appraisal and the commencement of any development then a further appraisal may need to be undertaken at an appropriate time to determine the status of any protected species which may have taken up residence during the intervening period.'

I am satisfied that the proposed development will not be detrimental to the maintenance of the population of common pipistrelles at favourable conservation status within their natural range, provided that the conditions set out in the response from Sophie Milburn to Richard Fortune (dated 14th September 2020) are included on the decision notice and are appropriately enforced. The conditions are:

- Working in accordance with protected species survey;
- European Protected Species Licence;

- Erection of bat boxes; and
- Lighting plan.

Guidance

The 'three tests' must be satisfied in all cases where a European Protected Species may be affected by a planning proposal and where derogation under Article 16 of the EC Habitats Directive 1992 would be required, i.e. an EPS licence to allow an activity which would otherwise be unlawful.

In cases where potential impacts upon a European Protected Species can be dealt with by appropriate precautionary methods of working which would make derogation unnecessary (since no offence under the legislation is likely to be committed), it is not necessary to consider the three tests.

The planning case officer should consider tests 1 (overriding public interest) and 2 (no satisfactory alternative). Further information may be required from the applicant/developer/agent to answer these tests. This should not be a burdensome request as this information will be required as part of the Natural England licence application. If further information is required, it can be requested under s62(3) of the Town and Country Planning Act 1990.

Test 3 (favourable conservation status) will be considered by SC Ecology, with guidance from Natural England.

A record of the consideration of the three tests is legally required. This completed matrix should be included on the case file and in the planning officer's report, and should be discussed and minuted at any committee meeting at which the application is discussed.

Case Officer Comment:

The provision of bat boxes and the approval of an external lighting plan are covered by conditions 14 and 15 respectively of the outline permission, although the reason given for the latter relates to highway safety considerations. The following conditions would be added to an approval of reserved matters:

9. No works shall take place to the L-shaped barn until a European Protected Species (EPS) Mitigation Licence with respect to bats has been obtained from Natural England and submitted with the approved method statement to the Local Planning Authority.

Reason: To ensure the protection of bats, which are European Protected Species.

10. All works to the L-shaped barn shall occur strictly in accordance with the Interim/Provisional Bat Mitigation Statement (Shropshire Wildlife Consultancy, September 2020).

Reason: To ensure the protection of and enhancements for bats, which are European Protected Species.

11. The lighting details submitted to comply with condition 15 of the outline planning

permission 14/05573/OUT shall also be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/18 *Bats and artificial lighting in the UK*. 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.

REPORT RECOMMENDATION AMENDED TO:

Permit, subject to withdraw of the holding objection by Highways England and to the conditions set out in Appendix 1 of the report, and the conditions numbered 9 to 11 above. Delegated authority being given to the Area Planning Manager to adjust/add conditions as necessary following receipt of comments from Highways England.

Item No.	Application No.	Originator:
6	20/00840/REM – Land at Rocks Green, Ludlow	Objector

I consider that the applicant still does not make a sufficiently strong case about reducing traffic congestion at the site in the reserved matters and in terms of a practical approach to reduce CO2 emissions given the Climate Emergency accepted by both Shropshire Council.

It is important that the client and hence Sainsbury support the existing town service 722 in discussion of the reserved matters so that there is access to the site for residents especially in the eastern quarters of town. Therefore, the plan should include bus stops and high quality shelters at appropriate points. This type of infrastructure will encourage sustainable travel; we have witnessed this in Corve Street, Ludlow. Further support would be for the client to provide financial support to extend the service to evenings and Sundays.

There should also be appropriate upgrades to pavements and crossings at Rocks Green in the vicinity of the supermarket so that pedestrians and cyclists are encouraged to use the store rather than use of a vehicle.

As the plan stands, the argument is all about minimising factors which enhance the environment and maximising access for car borne traffic. That is not in line with the sustainability message that Sainsbury's promotes to the public.

Item No.	Application No.	Originator:
6	20/00840/REM – Land at Rocks Green, Ludlow	Councillor A Boddington

I have chosen to submit a statement rather than speaking on this application. Along with Councillor Vivienne Parry, I have been in discussions with the developer for around two years about the details of the scheme. I forfeit my vote in these circumstances.

I am not expecting committee members to reject this scheme. It was approved in principle after two lengthy and anguished discussions in this committee in 2017. But if this scheme is approved, we will be approving a scheme we might have been asked to vote on ten or twenty years ago.

This development could have been built in the 1960s or 70s for all the regard it has to active travel. It is not a 21st century development. It is not a development that Sainsbury's or Ludlow can be proud of.

This is a car first development. The officer report states:

"It is not a requirement of the outline planning permission that a bus service be provided into the site, or that bus laybys be provided as part of the development and is not one which can be introduced at the reserved matters stage."

As a committee, we weren't told that back in 2017 and did not receive officer advice on buses. That has left us with a legacy of one of the most unsustainable developments to be built in Shropshire for many years.

Motorists will be able to drive up to the front door of this supermarket to pick up and drop off. But more than a quarter of households in Ludlow do not have access to a car.

How do they get to the store?

There is no convenient bus stop for this site now or planned. People who arrive on foot or by bus will be required to negotiate an eight-step flight of stairs from Duncow Road.

No access ramp is provided. There is no provision for people with mobility issues to gain access the site other than by car. It has just four cycle toast racks.

This development is discriminatory as it assumes everyone arrives by car. It is designed around the car. It worships the car. It is so twentieth century.

I am concerned also about the landscape view from the A49. The Rocks Green roundabout is current a soft entry to Ludlow. It will be urbanised in a way that shows no respect to Ludlow, its history and the soft, green landscapes that surround it. This development could be anywhere but here.

But this supermarket will be here. I believe that we at Shropshire Council have failed in not getting a better scheme.

We have declared a climate emergency. This supermarket application ticks several boxes on protecting the environment but this scheme is decades out of date.

I am no longer objecting to a supermarket or other retail facility at Rocks Green. I just want us to do something that is outstanding for Ludlow. There is nothing outstanding about this development. Ludlow and Shropshire deserve a far better scheme.

I hope that the committee can persuade the developer to produce something better for one of the most historic towns in the country.

Item No.	Application No.	Originator:
6	20/00840/REM – Land at Rocks Green, Ludlow	Agent Statement on Behalf of Blackfriars Property Group and Sainsbury's Supermarkets Limited

20/00840/REM – Agent's Statement on behalf of Blackfriars Property Group and Sainsbury's Supermarkets Limited

The scheme before Members today represents the culmination of several years of hard work and consultation with local councillors, the local community and planning officers by the applicant. Given the well documented turbulence in the retail sector, it is a massive vote of confidence in Ludlow that Sainsbury's are eager to invest in Ludlow and provide new employment opportunities.

Sainsbury's are acknowledged to be one of the UK's greenest supermarket operators and they prioritise the use of modern store design to increase store sustainability and achieve maximum energy efficiency in stores. Sainsbury's design is bespoke for Ludlow, and uses natural materials including wood and glazing. Sainsbury's also prides

itself on having amongst the lowest carbon emissions of all UK supermarket chains and Electric Vehicle Charging Points are provided within the site.

Parking spaces will be provided for shoppers in line with the requirements for a store of this size in this location. The site is also served by the 722 bus which services the residential estate to the north and runs via Dun Cow Road, in addition to the number 292 bus which passes the front of the site on the A4117 towards Cleehill.

In addition to this, Sainsbury's are looking to create a new request bus stop on Dun Cow Road between the car park entrance and the service yard entrance. They would also be happy to allow dial-a-ride vehicles to drop off in the site, if there is a demand for this. Cycle parking is also provided on site to promote cycling to and from the store.

Level access from the footpath by the pedestrian crossing on the A4117 is provided directly into the store car park, and this caters for pedestrians and people with mobility issues.

Today presents Members with the opportunity to support the Council's desire to see the site developed and the local economic benefits which the site is capable of bringing to Ludlow, finally realised.

Sainsbury's investment in Ludlow will create up to 150 new local jobs in the town by the end of 2021. At a time when the local rates of unemployment in Ludlow are on the rise, this is of utmost importance.

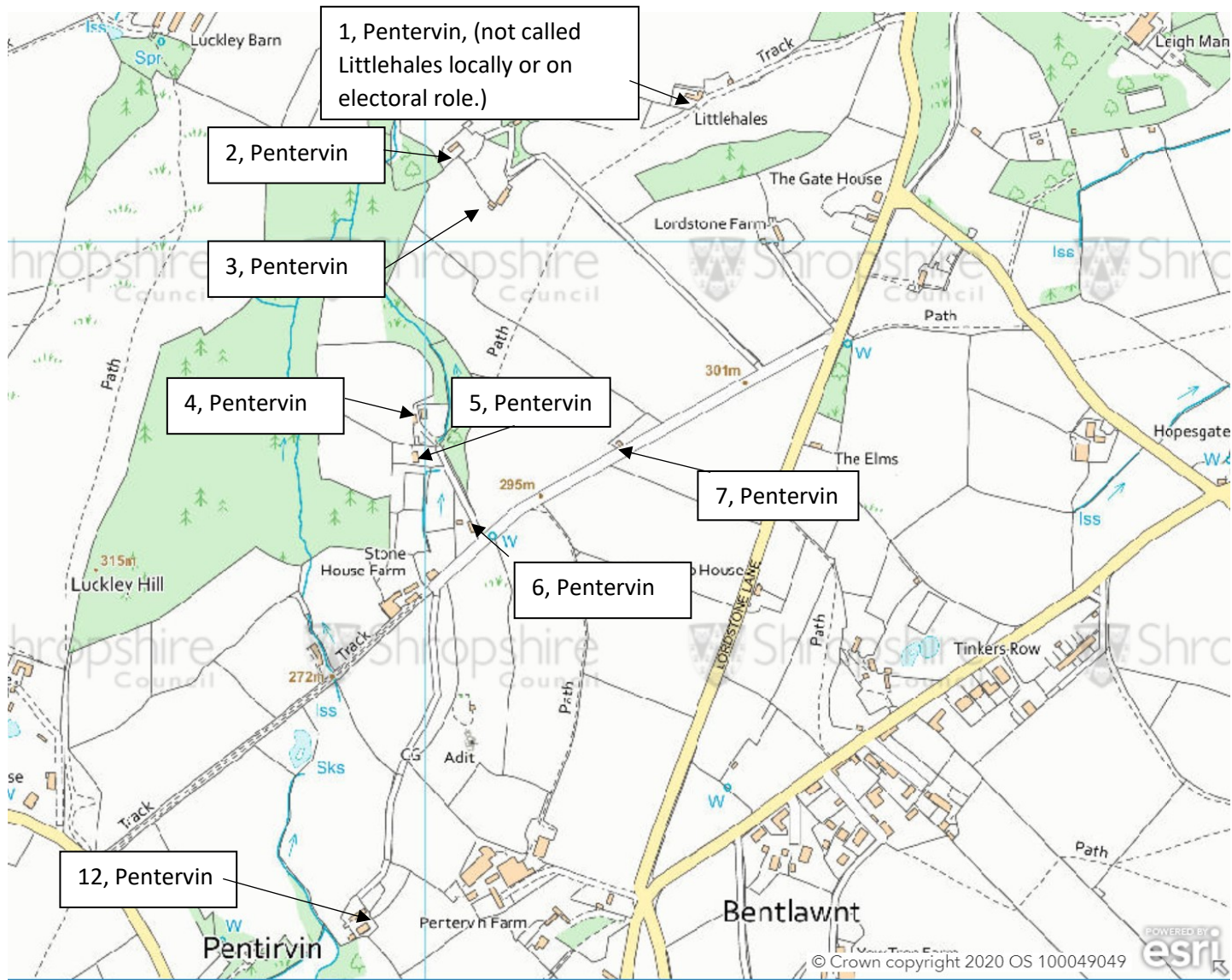
In summary, the strongest and most consistent feedback from people is that they want the store delivered after five years of discussion. If you support the application today, Sainsbury's will be open for next Christmas.

Item No.	Application No.	Originator:
7	20/01796/FUL - Hare Hill Farm Edgton Craven Arms Shropshire SY7 8HN	Case Officer

Following the latest case officer photos of the site, it is established that the caravan has now been positioned on site and the application should be treated as retrospective, although the officer's recommendation remains the same.

Item No.	Application No.	Originator:
7	20/01997/FUL - Proposed Dwelling At Site Of 3 Pentirvin Minsterley Shropshire	Cllr Heather Kidd

Map referred to in Cllr Kidd's statement is attached



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