



Date: Tuesday, 16 February 2021

Time: 2.00 pm

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

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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: 16 th February 2021		
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Item No.	Application No.	Originator:
5.	18/01258/OUT	Applicant's Drainage Consultant
<p>To update the Committee in response to the comments from the SUDS Officer detailed in paragraph 4.7 and also paragraph 6.4.1 of the application report, the Applicant's Drainage Consultant has submitted an Addendum to the previously submitted Technical Note that sets out the revised surface water drainage proposals. The Addendum confirms that the existing surface water drainage system remains in working order and the existing pond to the north east has a working outfall to an adjacent drainage ditch.</p>		
Item No.	Application No.	Originator:
5.	18/01258/OUT	SC SUDS Officer
<p>In response to the additional details included in the Addendum to the previously submitted Technical Note on the surface water drainage proposals detailed above, the SUDS Officer has confirmed that the Applicant has sufficiently demonstrated that positive surface water drainage outfall exists and therefore that the proposal is acceptable.</p>		
Item No.	Application No.	Originator:
5.	18/01258/OUT	SC Tree Officer
<p>The following additional comments have been received from the Tree Officer:</p> <p>"The Tree Team have had an opportunity to consider the amended indicative site plan (Ref. SA23612-BRY-ST-PL-A_001 Rev.C) coupled with the agent's e-mail dated 11/02/2021. The Agent's e-mail introduced no new information that the Tree Team had not already taken into consideration when drafting its previous consultee comments.</p> <p>From an arboricultural perspective the amended indicative plan offers a moderately better layout than the original proposed (Ref. SA23612/03) in that the dwellings along the southern boundary have been drawn back moderately from the proposed retained line of trees. However, the difference is not so great as to significantly change the observations and concerns raised by the Tree Service in its previous consultee comments dated 13/05/2018 & 02/11/2020, therefore from an arboricultural and landscape perspective it is still not clear that development as indicted for this prominent site within the valley bottom and AONB is capable of delivering on aspirations for sustainable development and the role that trees and woodland play in national and local aspirations for the protection restoration and enhancement of natural capital and green infrastructure networks".</p>		
Item No.	Application No.	Originator:
7.	20/03647/OUT	Applicant
<p>Email received from Applicant, which may be summarised as follows:</p>		

Content for the application to be deferred until the next Planning Committee in March for a suitable legal agreement to be drawn up but concerned about the length of time that the determination of the application is taking (should have been determined on the 26.12.2020.) Do not understand why the Parish Councils views were not conveyed to the Applicant earlier.

Would like the planning committee to only defer their decision until the March Committee and stress to the LPA the importance of getting the legal agreement sorted promptly, any longer may risk losing the tenant.

Suggested outline of heads of terms below and request that the council propose what format the s106 takes.

Heads of Terms for s106 for application 20/03647/OUT:

1. All funds minus costs from the sale of the land in 20/03647 to be used for the refurbishment of the Acton Arms. (This is to include any repairs and structural work plus any new equipment);
2. Any funds which are not used on the refurbishment are to be allocated to contribution to the lease of the Acton Arms are the following basis
 - a. 40% of funds in year one
 - b. 25% in year two
 - c. 20% in year three
 - d. 10% in year four
 - e. 5% in year five

Comments that the legal agreement should only take a few hours to do if people are committed to getting it done.

Item No.	Application No.	Originator:
8.	20/04714/FUL	Representations in Support

Additional 5 representations received in support of the application, which may be summarised as follows:

Local businesses (Hobsons Brewery & Cleobury Country Ltd) have collaborated on a number of tourist and local events, and used them as training providers with great success.

Consider that the volume of equipment and specialist kit at this site means that there is a potential for theft as well as supervision and also there is a risk of having unsupervised overnight visitors stays.

In this current difficult climate, all rural business need support.

These three businesses are poised to make real inroads for post covid 'staycations'

Consider that red tape and poor policy does not impact the essential post covid recovery of this rural business.

My daughter has attended pony camp in the past but would not send her currently until the issue of overnight supervision is resolved.

Have seen first-hand the benefit this sort of outdoor adventure centre, this is even more important with the government closure of school residences over 2020 and planned for 2021.

It is a rural idyllic location but remote and even as an adult visitor to the site I would prefer the comfort of knowing the owners were on site to solve any problems that may arise.

With the forced sale of The Old Vicarage, the only way they could provide sufficient cover to these concerns is for the family or manager to live on site, as accommodation close to Ginny Hole is ridiculously difficult to find and price prohibitive.

Provides work opportunities for local residents and particularly local young adults, particularly during summer months. These opportunities have often led to the start of a new careers as attested to with the number of former employees working throughout the globe in the outdoor business.

Impact on long term staff employment.

Question why Shropshire Council would support the development of the parking, offices, glamping pods, storage and yet not support a modest development to ensure security and site safety.

Recent development here has supported local contractors.

Item No.	Application No.	Originator:
8.	20/04714/FUL	Representation from Applicants family member

I feel compelled to write to support this application and the business I started over 35 years ago.

My wife and I started the business by converting our family home, 'The Old Vicarage' in 1984, after four of our five children had left and the extensive property needed to earn its upkeep. By 1988 our Son joined us as a partner in the family business and over the years it progressed from a hostel into the activity centre, as well as remaining our family home.

Around 1994, we bought 'Ginny Hole', a 30-acre site two minutes' drive away, to develop outdoor activities, and where my son's wife started Country treks Equestrian Centre to run alongside the activity centre.

As a family there was always the plan that this business was to be a long-term investment in an area of Shropshire where we loved to live and in an industry that we enjoyed.

I retired from the business and moved out of the home, handing the challenge of its upkeep it to my Son in 1997. I say challenge, as the residential business was seasonal, the full-time staff a difficult commitment to support year around and the very large old property a continuous financial drain to the business.

It was a natural business move for the Ginny Hole site to be developed and consolidate the businesses onto one location. This also had the benefit in the

reduction of impact on the village and the movement of people and equipment between sites.

Having struggled myself to maintain the upkeep of the large 'Old Vicarage' for so many years, it was no surprise that my son and his family were forced to sell for the sake of maintaining the business and livelihoods of others, with the ever decreasing school residential visits.

As saddening as this was after 50 years of family occupancy, I was excited to see that my two Grandsons were now taking a permanent role in the business I had worked so hard to start with my wife 35 years earlier.

Being so close to Ginny Hole was the only way the business was achievable, in terms of overseeing the safety and welfare of the site for so many years. I do not see how the business can sustain the same operations and continue to grow with the third generation of family, without on-site accommodation.

It would sadden me greatly to see all of the effort and hard work that has gone into the business so far, being compromised due to policy and poor decisions. I would hope the planning committee will support this application and in doing so enable another generation of the same family to continue what was started and has been sustained by them for so many years.

Item No.	Application No.	Originator:
8.	20/04714/FUL	Cllr Gwilym Butler

I write in support of the above application. The application carries immense support from the community including the very active Parish Council and Cleobury Country Limited.

I have known their business model in Stottesdon for over 25 years. Businesses have had to adapt themselves to current circumstances and I believe the demand they will have post Covid will be stronger than ever with safe access to countryside, rural activities will play a big part in how we deliver a strong society especially delivering for those who do not have the access to Shropshire that we all enjoy and take for granted. This business will also contribute to the local economy in spend and employment and will be an asset to delivering one of our core issues identified prior to Covid but more than ever now Mental Health issues and is seen as a core outcome requirement of Shropshire Councils Community and Rural Strategy. How we deal with Mental health and social isolation issues across all ages and businesses such as this will be a good contributor to providing facilities for people who need our support and help now more than ever. I believe this is a strong rural business and deserves our support.

I know we should not look at precedents however we have delivered similar consent to other accommodation to my knowledge in other parts of the county including Horse Breeders, Shepherd hut and glamping sites.

We unfortunately have a growing issue with rural crime and theft. Unless there is permanent attendance on site should an incident occur, I would be very concerned on how they would gain insurance of their assets to continue trading. I therefore feel this application is a key part of their rural business development plan.

I would be grateful if you will give this your careful consideration and support their proposals and the local community who

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