

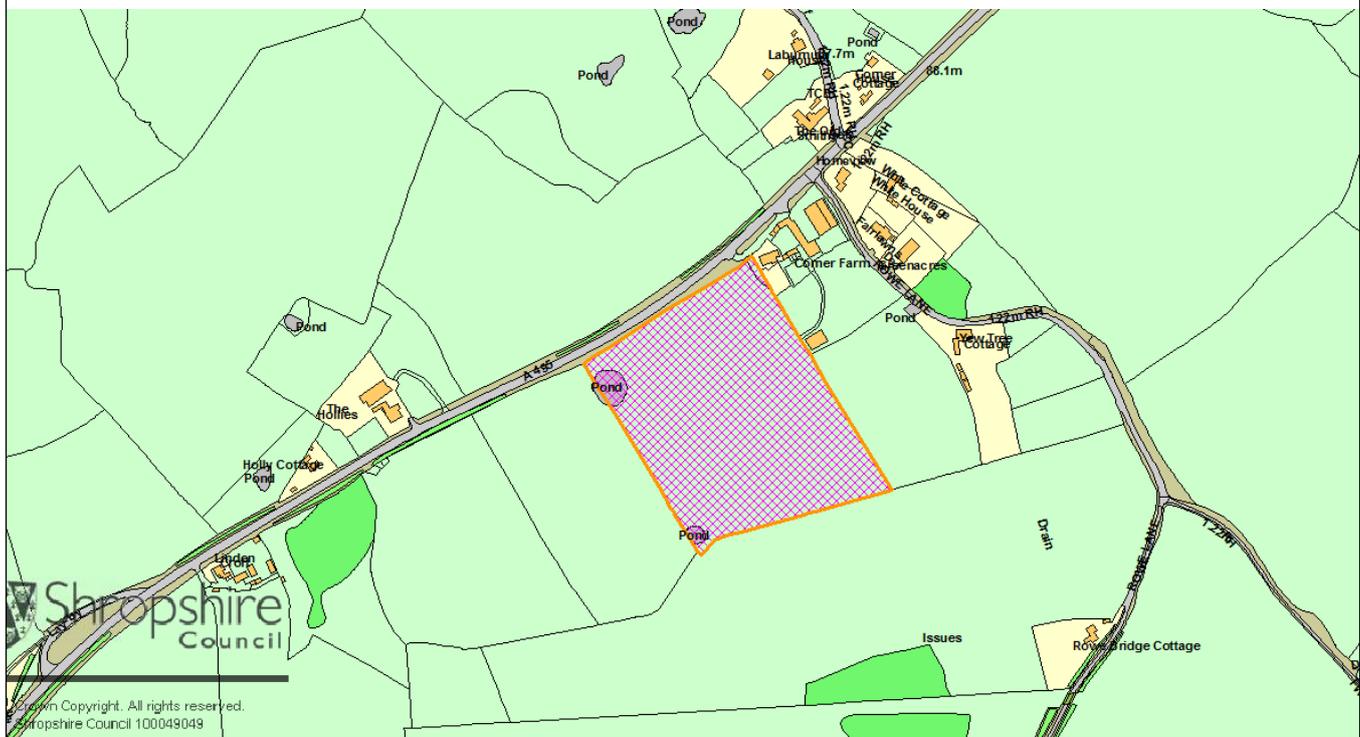
Development Management Report

Responsible Officer: Tim Rogers
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Summary of Application

Application Number: 18/01269/FUL	Parish:	Welshampton And Lyneal
Proposal: Extension to caravan and camping site to include change of use of land (re-submission)		
Site Address: Corner Farm Welshampton Ellesmere Shropshire SY12 0QA		
Applicant: Mr & Mrs R Edwards		
Case Officer: Philip Mullineux	email: planningdmnw@shropshire.gov.uk	

Grid Ref: 344722 - 336110



Recommendation: Approval subject to the conditions as outlined in appendix 1 and delegated authority to the Head of Planning Services to amend any of the recommended conditions if considered necessary by the Head of Service.

REPORT

1.0 THE PROPOSAL

- 1.1 The application is made in 'full' and proposes an extension to a caravan and camping site to include change of use of land (re-submission) at Corner Farm Welshampton, Ellesmere, SY12 0QA. (The caravan and camping site referred to was approved subject to application reference 17/01768/FUL dated 18th September 2017 and to date no development on site has commenced in relation to this approval.
- 1.2 The application is accompanied by a set of existing and proposed elevation and floor plans, block plan, landscape and visual impact assessment which includes reference to historic impact, site location plan, design and access statement, planning statement, highways and drainage report, biodiversity survey and report, bat report, landscaping detail and supporting statement which outlines the existing business and the proposed farm diversification project in relationship to current planning policies. During the application processing period an amended site plan was received along with a 'supplementary planning document' which mainly outlined responses to issues raised by the Local Parish Council and members of the public in responses/comments to the application.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site, in accordance with detail on the application form, covers an area of 3.89 hectares and consists of an agricultural livestock grazing field located alongside an existing range of traditional farm buildings and farm land to the side/rear of the farmstead, which itself is used in connection to another farm holding in the applicants control. The site is located alongside the A495 which is the main highway between Ellesmere and Whitchurch. There is a lay-by arrangement to the front of the site which separates it slightly from the passing highway and allows vehicles to pull off the main road before entering into the site. The application site is located very close to the border between England and Wales which runs along the eastern boundary of the site.

- 2.2 The nearest significant settlement is Welshampton, the edge of which is around 900 metres to the south west. There is also the hamlet of Breaden Heath which comprises a sporadic collection of a small number of dwellings along a single road; this is a short distance away from the application site and mainly to the north of the A495.

- 2.3 A screening Opinion dated 15th June 2018 carried out in accordance with The Town and Country Planning (Environmental Impact Assessment Regulations), 2017 has established that the application does not require an Environmental Statement to accompany it for planning consideration.

The Screening Opinion establishes that the proposed development does fall into

- 2.4 the remit of Schedule 2 of the EIA legislation in Section 12: Tourism and Leisure (C) Holiday villages and hotel complexes outside urban area and associated developments = applicable threshold - the area of development exceeds 0.5 hectare.

The proposal is also considered to be relevant to Schedule 2: 12 (e) Permanent camp sites and caravan sites – Threshold is the area of the development exceeds 1 hectare.

- 2.5 However as detailed on the Council's Screening Opinion when assessed in accordance with Schedule 3 description of EIA Development it is considered that the development does not need to be subject to an Environmental Statement. .

3.0 **REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

- 3.1 In consideration of the scale of the development in relation to the adjacent site as a whole, its location and concerns as raised by the Local Parish Council and local member, both the Chair and Vice have concluded that it is appropriate for this application to be presented to Committee for consideration.

4.0 **Community Representations**

- 4.1 **Welshampton and Lyneal Parish Council** have responded to the application indicating:

The Parish Council supported the original proposal as it is a development of an existing business. The emphasis of the original proposal was the re-use of agricultural buildings which visually contribute to the character and appearance of the area. The small caravan site to the rear of the farm shop and tourist destination was considered subordinate to the shop and cafe. However, the Parish Council is concerned that prior to any work commencing on site a further application to expand the caravan and camping element has been submitted. It is questionable that had the combined applications been considered as one application the same support would have been forthcoming.

Initial Concerns

Drainage

The Parish Council is concerned what impact the number of pitches will have on drainage. Over the last year, the Parish Council has consulted with Shropshire Council, Shropshire Wildlife, Environment Agency and Welsh Water regarding the concerns of drainage in Welshampton and local area. The results have helped inform the Parish Council's decision that the Parish will now be classed as 'countryside' following the Local Plan Review. The impact of the additional pitches should be fully investigated.

Washroom facilities

There appears to be no corresponding increase in washroom facilities or chemical closet. If the same size chemical closet is proposed will this necessitate more tanker visits?

Sustainable development

The Planning Officer's report for application 17/01768/FUL states in paragraph 6.2.14 "It is acknowledged that the application site is not part of a hub or cluster settlement it does however form part of a loose knit hamlet of Breaden Heath and the site itself is not in a completely isolated location. It is also located only a short distance to Welshampton which is 0.9 miles away

and there is a public house and access to the bus service into Oswestry. The fact that there is not immediate access to public transport direct from the site and that there is no roadside pavement leading to Welshampton does weigh negatively against the scheme in the planning balance."

The bus service referred is a very limited service timed for commuting to work and is not 'tourist friendly'. Does the increase in the number of pitches increase the weight against the proposal?

Scale

The Planning Officer's report for application 17/01768/FUL refers to the development as relatively small scale (6.5.3). However, the extension will more than double the size of the development. The Council questions whether the initial application would have been approved if the full scale of the proposal was known. The cumulative impact should be considered.

Financial Viability

The Council understands the reason for this proposal is to meet grant criteria. There has been no business plan submitted with the application as far as the Parish Council is aware. The Parish Council questions the financial viability of the whole proposal if it is now reliant on grant funding.

The Parish Council requests Shropshire Council review the business plan.

Conclusion

The Parish Council is concerned with this application. It questions whether this is a sustainable development as defined by the NPPF. The extension will fundamentally change the nature of the business. The Council also questions the financial viability of the proposal.

The Parish Council respectfully requests Shropshire Council to decline this planning application.

Should the Planning Officer not concur with the Parish Council's opinion, the Parish Council requests the application is referred to the Planning Committee.

4.2 Consultee Comments

4.3 **SC Highways** have responded to the application indicating:

The development proposes an extension to an approved caravan and camping site in addition to the previously permitted site which also included the conversion of a number of agricultural buildings to form a farm shop, café/restaurant, a unit of residential accommodation, a visitor/learning centre and shower/toilet facilities under planning permission 17/01768/FUL. The current submission also follows the withdrawal of the earlier application 17/05647/FUL.

The development is rather loosely described in the Design and Access Statement and indicated on the Proposed Site and Landscaping Plan (Drawing No. 1696 D 500). The proposed extension to the site is to utilise the improved access arrangement, indicatively shown on the approved Drawing No. CF-AP-400 under 17/01768/FUL.

The current proposal from the plan would appear to indicate an additional 15 touring caravan and 24 tent pitches to the 19 'touring camping units' already approved.

The supporting statement has not described the proposed development in detail and no traffic information has been included to support the broad and generalised statement 'given the modest increase in traffic generated by this proposal it is considered that the completed development will not generate significant amounts of traffic movement'. The increase in traffic movements are however anticipated to be from the additional pitches with other vehicle movements associated with the development and facilities already approved.

Whilst the principle of the development is acceptable, from information currently available it would appear that no application to discharge highway related pre-commencement conditions for the access arrangements under 17/01768/FUL has been submitted and determined. In view of the nature and speed of traffic on the A495 it is considered that these detailed access design and associated works should be secured prior to a further extension to the camping site is considered.

Informative Notes:

Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway or verge) or
- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

Technical Approval/Discharge of Highway conditions

This highway advice relates to the requirements of fulfilling the planning process only. In no way does the acceptance of these details constitute or infer specific "technical approval" of any changes to the existing public highway or any new infrastructure proposed for adoption by Shropshire Council. Any works undertaken, prior to the appropriate Highway Agreement, Permit or Licence being formally completed, is done so at the developer's own risk, and there is no guarantee that these works will be deemed acceptable and subsequently adopted as highway maintainable at public expense, in the future. Please refer to the following informative notes for details of securing an appropriate highway approval and agreement.

Section 184 Licence or Section 278 Agreement

No work on the site should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an appropriate agreement under the Highways Act 1980 entered into.

Please contact: Highways Development Control, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND to progress the agreement.

SC Land Drainage has responded to the application indicating the drainage proposals in the FRA are acceptable.

SC Planning Ecology have responded indicating:

Conditions and informatives are recommended.

4.4 An Extended Phase One Habitat Survey was carried out on this site in November 2017 by Arbor Vitae Environment. This updated previous surveys (covering this site and the adjacent site) by Arbor Vitae in July 2015.

4.5 Habitats

Habitats on the site consist of improved grassland, native species hedgerows and ponds.

All of the hedgerows are proposed for retention.

‘Two extensive areas of woodland are planned, linking with existing hedgerows. These will incorporate a range of native tree species with an understorey and fringe of native shrubs. The aim of these areas is to create dense and undisturbed areas of woodland which will be retained as non-intervention areas providing shelter, cover, food and breeding sites for invertebrates, small mammals and birds.’

‘In order to create future landscape features across the site and also to provide privacy for the caravan plots, a number of smaller blocks of trees and shrubs, along with scattered individual trees (and groups), will be planted across the site.’

‘All boundary hedgerows are to be allowed to increase in height to at least 2.5 metres. Biennial cutting will be carried out in such a way as to encourage an Ashaped profile which has been shown to be preferred by many bird species. Leggy, unmanaged lengths will be coppiced and the gaps infilled with a native hedgerow mixture of hawthorn, blackthorn, hazel and field maple.’

‘The existing pond will be extended to approximately double its current size, incorporating a wide shallow area on one edge in which marginal aquatic plants will be introduced to create a swamp habitat. Excavated soil will be used to create a low embankment on the roadside portion of the field on which one of the woodland blocks will be planted. Some soil will be used to create a small mound/cliff on one edge of the pond into which an artificial kingfisher burrow will be installed to attract this species to nest. The pond will be over-excavated in one place to allow a pond dipping platform to be constructed above it. This will allow access to deeper water for children to safely pond dip.’

‘A former pond (Pond 2) will be recreated by removal of soil and silt in the existing pond basins. Ground water levels are thought to be high in this area and it is anticipated that the pond will fill from this source.’

‘Although some grassland areas will require regular maintenance to achieve a short, neat sward, there is an opportunity to allow other fringe areas to [develop] as taller grassland habitats with higher species diversity. This may necessitate removing a shallow layer of topsoil in these areas in order to allow seeding into poorer subsoil where nutrient levels are lower. This will allow a greater diversity of species to thrive.’

Hibernacula and refugia should also be created around the ponds.

These elements should be covered in a Habitat Management Plan.

Great crested newts

There are two mapped ponds on the site, one near the north-western corner of the site (Pond 1) and one in the south-east corner of the site (Pond 2).

‘Pond 1 is heavily used by cattle, meaning the water is extremely turbid and water quality is very poor. There were very few emergent plants within the pond and the banks have collapsed into the water.’ A Habitat Suitability Index (HSI) assessment calculated the pond as having ‘Poor’ suitability to support great crested newts.

‘Pond 2 did not contain water and thus no HSI score was calculated. Pond 2 has evidently been dry throughout the summer. Although containing water during the winter, this pond regularly dries out in spring and probably does not represent a viable breeding site for GCN.’

No further consideration of great crested newts is therefore required.

The proposed habitat enhancements will greatly increase the value of the site for great crested newts and other amphibians.

Bats

There are no potential roosting opportunities on the site, although bats may use the site for foraging and commuting.

The lighting scheme for the site should be sensitive to bats (and other wildlife) and follow the Bat Conservation Trust’s guidance. Illumination of the hedgerows, ponds and new planting should be avoided.

Arbor Vitae recommend that 3 bat boxes are ‘erected on nearby trees’ to provide potential roosting opportunities. This should be included in the Habitat Management Plan.

The proposed habitat enhancements will greatly increase the value of the site for bats.

Birds

The trees and hedgerows provide potential nesting opportunities for birds.

If any vegetation removal is required, this should take place between September and February to avoid harming nesting birds. If this is not possible then a pre-commencement check must be carried out and if any active nests are present, works cannot commence until the young birds have fledged.

Arbor Vitae recommend that a range of bird boxes are ‘erected on nearby trees’ to provide additional nesting opportunities. This should be included in the Habitat

Management Plan.

Other species

No evidence of any other protected or priority species was observed on, or in close proximity to, the site and no additional impacts are anticipated.

The following working methods should be followed to protect common amphibians, reptiles, small mammals etc. that may enter the site during the works:

- Removal of potential refugia should be carried out by hand between March and October when the weather is warm.
- Vegetation clearance should take place in stages to allow animals time to move away from the site.
- The grassland should be kept short prior to and during construction to avoid creating attractive habitats for wildlife.
- Site materials should be stored off the ground, e.g. on pallets or in skips, to prevent them being used as refuges by wildlife.
- Trenches should be covered overnight or contain a ramp so that any animals that become trapped have a means of escape.
- Any common reptiles or amphibians discovered should be allowed to naturally disperse.
- If a hibernating hedgehog is found on the site then it should be covered over with a cardboard box and a suitably qualified ecologist contacted for advice.
- If a great crested newt is discovered at any stage then all work must immediately halt and a suitably qualified ecologist contacted for advice.

The proposed habitat enhancements will greatly increase the value of the site for wildlife.

Conditions and informatives

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

Construction Environmental Management Plan condition

No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented and where ecological enhancements (e.g. hibernacula,

integrated bat and bird boxes, hedgehog-friendly gravel boards and amphibian-friendly gully pots) will be installed or implemented;

- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) Requirements and proposals for any site lighting required during the construction phase;
- d) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
- e) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
- f) Identification of Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
 - vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
- g) Pollution prevention measures.

All construction activities shall be implemented strictly in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with MD12, CS17 and section 118 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 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.

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.

All vegetation clearance, tree removal and/or scrub removal 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.

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).

SC Conservation have responded with no objections indicating:

The proposed development site is located c.410m south-east of the Grade II listed building of Old Hall Farmhouse (NHLE ref. 1366567), and c.420m south-east of the Grade II listed building of cowhouse approximately 20m north east of Old Hall Farmhouse (NHLE ref. 1307583). It is also located immediately south-west of the farm house and traditional farm buildings at Corner Farm, which are considered to be non-designated heritage assets, and adjacent to the caravan camping site approved under planning permission ref. 17/01768/FUL.

Policy Background to Recommendation:

In considering the proposal due regard to the following local policies and guidance has been taken, when applicable: CS5 Countryside and Green Belt, CS6 Sustainable Design and Development and CS17 Environmental Networks, MD13 Historic Environment and with national policies and guidance, National Planning Policy Framework (NPPF) published March 2012.

Given their date, association and group value, the farm house and traditional farm buildings at Corner Farm are considered non-designated heritage assets, as defined in annex 2 of the NPPF. Paragraph 135 of the NPPF and local policy MD13 are therefore relevant in this regard along with SC Core Strategy policies CS5, CS6 and CS17, SC SAMDEV policies MD2 (Sustainable Design) and MD7a (Managing Housing Development in the countryside) and national policies and guidance including Section 12 of the National Planning Policy Framework (NPPF), published March 2012.

RECOMMENDATION:

No objection is raised to the application as submitted as it is considered that the

application is accordance with the above local and national policies.

In considering this application special regard has been given to the desirability of preserving the setting of any designated heritage assets under section 66 (1) of the above Act. It is consider there will be no harm caused to any designated heritage assets as a result of this application.

4.6 **Public Comments**

Two letters of objection have been received from households /on behalf of members of the public. Key planning issues raised can be summarised as follows:

- Concerns about whether the Council can make an informed decision based on the information as submitted in support of the application.
- Sustainability of the proposal with consideration to location, impact and no justification for the need for expansion and benefits of it.
- Detrimental landscape and visual impact as a result of the proposal.
- Transport issues and sustainability and Impacts of proposal on surrounding public highways and in particular Rowe Lane.
- Limited economic and social benefits which do not outweigh the negative impacts.

Twelve letters of support have been received which mainly indicate support for the principle of the development, considering development as proposed sustainable in relation to the surrounding rural area.

5.0 **THE MAIN ISSUES**

- Principle of development
- Environmental Impact Assessment
- Siting, scale and design of structure
- Visual impact and landscaping
- Impact on the surrounding historic environment.
- Access and Highway safety.
- Residential amenity
- Ecological issues.
- Drainage.

6.0 **OFFICER APPRAISAL**

6.1 **Principle of development**

6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all

planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight in the determination of planning applications. The NPPF advises that proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications.

- 6.1.2 The NPPF sets out the presumption in favour of sustainable development as a golden thread running through plan-making and decision-taking (para. 14), so it applies, as a material planning consideration, in any event. The NPPF in paragraph 28 on Supporting a prosperous rural economy indicates a positive approach to sustainable new development in order to promote a strong rural economy with support for the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings and promote the development and diversification of agriculture and other land based rural businesses with support for sustainable rural tourism and leisure developments that benefit businesses in rural areas.
- 6.1.3 Policy MD11 in the SAMDev indicates support for tourism, leisure and recreational development proposals that require a countryside location where the proposal complements the character and qualities of the site's immediate surroundings and meets the requirements set out in Policies CS5, CS16, MD7b, MD12, MD13 and relevant local and national guidance. Policy MD11 further states that proposals for new and extended touring caravan and camping sites should have regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site.
- 6.1.4 The application site consists of a relatively flat field located alongside the western side of an existing farmstead which comprises a number of different farm buildings, located alongside the main farm house which has been recently renovated and is occupied. This farmstead and land located adjacent to the rear of the farmstead has planning approval, (reference 17/01768/FUL dated 18th September 2017 for Conversion of part of the range of traditional agricultural buildings to form a farm shop with a cafe/restaurant, a visitor centre and a caravan park with washroom facilities, associated drainage and access and conversion of part of the range of traditional agricultural buildings to be converted to form a single dwelling. The caravan park element of the approval was in relation to the stationing of 19 static touring caravans and motorhomes on site. The approved plans indicate that the caravans would be pitched across the site at a low density, and accessed by a central roadway. The camping pitches to be equipped accordingly with electrical hook-ups and other necessary facilities. Toilet and shower facilities provided in a nearby existing building converted specifically for this purpose. Condition number 19 attached to the decision notice, (reference: 17/01768/FUL dated 18th September 2017), restricts the touring camping units to 19 on site, (Caravan/motorhomes) in order to ensure a satisfactory intensity of development for the area of land that was

subject to the caravan/motor homes and in order that the a Local Planning Authority can control density on site. (This number was in accordance with detail as set out on the submitted plans which it was considered did indicate an acceptable level for the amount of land subject to the change of use and is considered a low density lay out).

6.1.5 The current application in accordance with the site plan submitted in support of the application proposes 40 more pitches, (15 for caravan/motorhomes and 25 for camping), similar in nature to the previous scheme and so will bring the total amount of pitches on site in connection to the proposed business to 59. Again low density in layout .(There appears to be some confusion on amount of units proposed – objectors comments – the site plan submitted in support of the application being the definitive answer).

6.1.6

The applicants are well established farmers who wish to diversify their existing rural business in order to general a form of income not so reliant on the agricultural sector, whilst it is acknowledged that the development subject to the previous approval in relation to the proposed diversification project is yet to commence on site, additional information in support of the application indicates that the proposal has been subject to details research and evaluation and that the proposed extension to the approved site, will make the proposal more economically sustainable and offers low density camping pitches in keeping with the surrounding environment, and that this is an expanding sector within the holiday and leisure industry. The further information also indicates that the project is subject to grant funding from a fund available to farmers in order to assist them in diversification projects such as rural tourism, and in order to secure this, the proposal has been subject to detailed analysis and consideration.

6.1.7 The proposal therefore is to compliment as part of the approved scheme covering the land to the rear of the farmstead on which planning approval exists for touring caravans and motorhomes only, as it is not intended that static caravan would be positioned on the site. The overall scheme is limited to ground adjacent to the existing farmstead. The plans provided show that the caravans would be pitched across the site at a low density. The site plan shows that there would be a total of 59 camping units on the site and these would be accessed by central roadways. The camping pitches will be equipped accordingly with electrical hook-ups and other necessary facilities. This also includes the conversion of one of the existing barns in the main farm complex to provide toilet and shower facilities for those staying on the site.

6.1.8 Policy CS5 of the Core Strategy reflects the objectives of the NPPF by aiming to strictly control new development in countryside locations. Like the NPPF it does support the principle of development on appropriate sites that will maintain and enhance countryside vitality and character to improve their sustainability. In particular where they bring economic and community benefits; this includes small-scale economic development such as the proposal subject to this application, (low density of the units as proposed), which specifically refers to farm diversification schemes.

- 6.1.9 Policy CS5 also indicates that applicants will be required to demonstrate “the need and benefit for the development”. Officers are of the opinion that there is only a limited supply of tourist accommodation locally. An increased provision of tourist accommodation it is considered will encourage more visitors to the area and help support the local economy with the spending power that tourist possess. There will also be job opportunities created directly by the development in the shop, staffing and maintenance of the camp site and also indirectly at other tourist attractions/ services locally that may also may benefit from the increase in tourism. Information in support of the previous approved application indicated that the proposed farm shop had support locally of residents in nearby settlements who feel that they would use the farm shop on occasions as it would be more convenient for them to travel to and avoid the need to travel to Ellesmere or Whitchurch which are 4.7 or 8.1 miles away from the site respectively.
- 6.1.10 The proposed development is in connection to development that will utilise existing former agricultural buildings that contribute towards the character of the countryside location but are no longer considered suitable for modern farming methods. Policy CS5 supports the conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside. The policy gives equal priority to a number of uses which includes, “small scale economic development/employment generating use, including live-work proposals and tourism uses”.
- 6.1.11 The Core Strategy recognises that some tourism uses require a countryside location and this would include developments associated with agriculture and agricultural diversification and camping where part of the site’s attraction can be the intrinsic beauty of the surrounding Shropshire Countryside. Development in such locations must complement the character and qualities of the site’s immediate surroundings, and meet the requirements of Policies CS5, CS16, CS17, MD7b, MD12, MD13 and relevant local and national guidance. It goes on to state that all proposals should be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design. Specifically relating to touring caravan and camping sites it states that there should be regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site. In this instance the site is proven to be a low density and the area is not being over burdened by campsites with so few others currently available locally. Consideration has also been given to cumulative impacts with the approved 19 mobile/motor unit pitches alongside the site and it is considered that 59 units as proposed as a whole, with consideration to their density and further landscape mitigation is acceptable in principle in respect of landscape and visual impact.
- 6.1.12 It is acknowledged that the application site is not part of a hub or cluster settlement it does however form part of a loose knit hamlet of Breaden Heath and the site itself is not in a completely isolated location. It is also located only a short distance to Welshampton which is 0.9 miles away and there is a public house and access to the bus service into Oswestry. The fact that there is not immediate access to public transport direct from the site and that there is no roadside pavement leading to Welshampton does weigh negatively against the scheme in the planning balance.

6.1.13

As such the creation of a low density caravan site to compliment the existing approved scheme alongside, is considered acceptable in principle, and will provide economic benefits, and will assist the effective reuse of the traditional buildings which make a positive contribution towards the character and appearance of its rural setting and these will outweigh the harm caused by the lack of access to alternative forms of transport. Although it is also noted that the site is located alongside the A495 highway and as such overall the principle of the proposed development on balance is considered an appropriate form of farm diversification with consideration to its location.

6.2 **Environmental Impact Assessment.**

6.2.1 As indicated earlier in this report the proposed development has been considered in accordance with The Town and Country Planning (Environmental Impact Assessment), Regulations 2017 to which it was established that the proposed development falls into Schedule 2 of the EIA legislation : Section 12: Tourism and Leisure (C) Holiday villages and hotel complexes outside urban area and associated developments = applicable threshold - the area of development exceeds 0.5 hectare and Schedule 2 : 12 (e) Permanent camp sites and caravan sites – Threshold is the area of the development exceeds 1 hectare.

6.2.2 As such the Council has carried out a Screening Opinion in accordance with EIA Regulations and this establishes that an Environmental Statement is not required to accompany any formal application for the proposed development, when considering the proposal against the criteria of Schedule 3 of the Regulations 2017.

6.3 **Siting, scale and design.**

6.3.1 Policy CS5 'Countryside and Green Belt and Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy encourages development that improves the sustainability of rural communities whilst requiring development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development. Policy 7 'Requiring Good Design' of the National Planning Policy Framework indicates that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

6.3.2 In addition SAMDev Policy MD2 Sustainable Design builds on Policy CS6 providing additional detail on how sustainable design will be achieved. To respond effectively to local character and distinctiveness, development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set.

6.3.3 Policy CS17 'Environmental Networks' states that development will identify, protect, enhance, expand and connect Shropshire's environmental assets and does not adversely affect the visual, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors. In addition, SAMDev Policy MD12: The Natural Environment builds on Policy CS17 providing development which appropriately conserves, enhances, connects, restores or recreates natural assets.

6.3.4 Also, SAMDev Policy MD13: The Historic Environment states that in accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored.

6.3.5 The existing building complex comprises of various sections that were added during its evolution as a farmstead. Most of the buildings are traditional, single and two-storey buildings arranged around a central yard area. Some of the buildings also include elements of timber boarding. The farm complex is on the whole an attractive group of buildings that make a positive contribution towards the character and appearance of the locality and are clearly visible from the passing highway. These buildings have planning approval as part of the previous approved application for conversion in relation to the overall farm diversification scheme envisaged by the applicants.

6.3.6 It is considered that the proposed extension to the caravan and camping section of the approved scheme that is the subject of this application is acceptable in scale and design and therefore in accordance with relevant local and national planning policies on this aspect..

6.4 **Visual Impact and landscaping**

6.4.1 Policy in relation to visual impact and landscaping is similar to those discussed in the proceeding section. The applicants have included in support of the application a Landscape and Visual Impact Assessment, (LVIA), (Revised from the previous submission in support of the application subsequently approved), and this has concluded that other than for walkers on the short (250m) section of footpath through the proposed development site in the short to medium-term, the proposed development would not result in any significant adverse additional or combined effects on landscape character or visual amenity during the construction and operational phases of the development and, in combination with the permitted development, there would be some long-term beneficial effects to the character of the site and surrounding landscapes as a consequence of the permitted renovations of the farm buildings and the permitted and proposed biodiversity and landscape enhancement proposals.

6.4.2 Officers have assessed the applicants LVIA and concluded that the landscape and visual impact assessment has been carried out in an appropriate manner, and, given the robustness of the methodology and the application of that methodology, its findings can be supported. It is considered that the principles of the landscape

mitigation proposals are sound, however in order to ensure landscape works as envisaged are carried out, it is recommended that detailed landscape proposals are submitted or conditioned if mindful to approve the application.

6.4.3

In conclusion in respect of landscape and visual impact the development as proposed in relation to density and scale is relatively small scale, (40 pitches in accordance with detail as set out on the block plan in support of the application), and the caravan layout is acceptable with consideration to the surrounding land topography, existing vegetation and further mitigation as proposed and with a condition attached to any approval notice issued in respect of further landscape mitigation as recommended by the Council's Planning Ecologist. There are also the economic benefits as a result of the proposal which will contribute towards the long term benefits of the mainly agricultural business concerned as well as that of the wider area in which the site is located, the site being located alongside a suitably public highway considered acceptable in relation to the proposal and the site located within reasonable distance of day to day service requirements and the nearby town of Ellesmere and all its facilities. Cumulative impacts with other similar type developments within the surrounding area (including that as permitted adjacent to the site), have been considered and it is considered that this matter is not a concern in relation to this application. As such the conclusions reached in the LVIA are accepted and overall on landscape and visual impact issues, the proposal is considered to be in accordance with Policies CS5, CS6, CS13, CS16 and CS17 of the Core Strategy and Policies MD2, MD7b, MD11, MD12 and MD13 of the SAMDev and the overall aims and objectives of the NPPF.

6.5

Impact on surrounding historic environment.

6.5.1

In accordance with the Planning (Listed Buildings and Conservation Area Act 1990, local planning authorities must in the exercising of its planning functions have special regard to the desirability of preserving listed buildings and their settings or any features of special architectural or historic interest which it possesses.

6.5.2

Paragraph 131 of the NPPF indicates that when determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 134 of the NPPF indicates where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 135 of the NPPF refers to the effect of an application on a non-designated heritage asset which should be taken into account in determining the application and that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6.5.3

The applicants as part of their Landscape and Visual Impact Assessment have a section in relation to 'Heritage Assets'. This is considered acceptable as in this instance with consideration to the surrounding historic environment and impacts it is considered that an Historic Impact Assessment is not required and that this matter can be addressed as part of the overall Landscape and Visual Impact

Assessment, as landscape and visual impact are considered much more of an issue. The LVIA in consideration of impacts on the historic environment concludes that:

The proposed development would not have any direct or indirect residual effects on the settings or significance of the two Grade II listed buildings considered in this assessment – Old Hall Farmhouse and the Cowhouse at Old Hall Farm.

The proposed development would be within the immediate setting of Corner Farm and the presence of the caravan and camping site would result in a slight additional adverse effect and a moderate/slight combined adverse effect on the significance of this non-designated heritage asset. However, these would be much less than substantial harm.

The proposed development would not have any direct effects on the significance of Yew Tree Cottage. It would result in a negligible indirect additional adverse effect and a slight/negligible indirect combined adverse effect on the immediate setting of the cottage and its significance and the indirect effects on the wider setting of this cottage would result in a negligible additional adverse effect and a slight/negligible combined adverse effect on the significance of this non-designated heritage asset. These would be much less than substantial harm.

The proposed development would not have any direct or indirect residual effects on the settings or significance of White House and White Cottage, the two non-designated assets just over the border in Wales.

6.5.4

It is noted in relation to the previous application adjacent to the site, subsequently approved by the Council, in relation to an appeal to the Secretary of State with regards to the Council's conclusions in relation to an Environmental Impact Assessment screening exercise the Secretary of State consulted with Historic England on whether there was need for the application to be accompanied by an Environmental Statement and that on this matter it was concluded that the nearest heritage assets are grade II listed and not within Historic England's remit for involvement.

6.5.5

Whilst the previous application included proposals for conversion of existing farm buildings it also included provision for a caravan park which was in the immediate setting of Corner Farm and it was accepted that the presence of the caravan park would result in a moderate/slight adverse effect on the significance of this non-designated heritage asset. However, this harm would be much less than substantial. The current application is considered low key in scale with landscape mitigation which will mitigate the development into its setting.

6.5.6

The proposed development will not have any direct effects on the significance of Yew Tree Cottage and the indirect effects on the immediate and wider setting of this cottage, as a consequence of the caravan park, it would result in a negligible adverse effect on the significance of this non-designated heritage asset.

6.5.7

The proposed development would not have any direct or indirect residual effects on the settings or significance of White House and White Cottage, the two non-designated assets just over the border in Wales.

6.5.8

The adjacent farmstead complex is considered a non-designated heritage asset in that it represents a traditional farmstead that has been granted planning permission for an alternative use, albeit as part of the diversification of an existing agricultural business. Within 388 metres of the site in a northerly direction is the site and setting of a farmstead, (Old Hall Farm), which contains a grade II listed farmhouse and grade II listed farm buildings as part of its traditional farmstead. This farmstead is also not a functioning working farm in its own right and the dwelling itself as well as its domestic curtilage has been subject to substantial refurbishment/reconstruction.

6.5.9

It is considered that the proposed addition to the approved caravan park is on balance acceptable with consideration to impacts on the immediate as well as the wider historic environment and with conditions attached to any approval notice subsequently issued, the development is acceptable in relationship to surrounding heritage assets. This includes consideration to the distance and surrounding land topography, the setting of the grade II listed Old Hall Farm House and its listed buildings. It is noted that the Council's Conservation Manager in response to the application indicates there will be no harm caused to any designated heritage assets as a result of this application.

6.5.10

As such on historic issues the proposed development is considered acceptable and in accordance with Policy CS17 of the Shropshire Core Strategy, Policy MD13 of the SAMDev and national legislation and policy as discussed in this section of the report

6.6 **Access and Highway Safety**

6.6.1

Policy CS6 of the Core Strategy requires development to be inclusive and accessible. The application site is located alongside the A495 which passes between Ellesmere and Whitchurch. This is a busy primary route although it is acknowledged that it does not benefit from any public transport route, instead anyone visiting the site or going out on days from the campsite would be most likely to make use of a private car. There are some limited opportunities for cycling but these are along the surrounding country lanes for recreational purposes or walking the network of footpath and bridleways, including a footpath through the site. This does weigh negatively when considering accessibility of the site.

6.6.2

The access into the site is from an existing access that is just off an informal layby which separates it from the passing highway. This same access will provide vehicular access to private parking for the farmhouse and the drive will then continue past the house leading to the formal farm shop parking area and on towards the caravan/camping site. The existing vehicle access which leads into the farmyard will be sealed up permanently. All traffic will enter and leave to the site

from the main road.

- 6.6.3 The proposed use will inevitably result in an increase in vehicle movement to and from the site. The historic use of the site which would have involved the movement of large agricultural vehicles would be mostly replaced with cars and cars towing caravans. The scale of the application in terms of the size as well as that of the previously approved scheme is not considered to be of such a scale where it would generate large numbers of vehicle movements to and from the site. It is likely that the peak of movements would be during the weekends and during the peak seasons as people visit the site or to stay for longer on the campsite.
- 6.6.4 The proposed use is modest in scale and it is not considered that it would generate so many movement where there would begin to be an impact on the free flow of traffic on the A495. It is considered that there is sufficient space within the site to allow cars to park within the site and for caravans to enter and leave the site. Impacts on highway matters in relation to surrounding residential amenity considered acceptable. Whilst objections on behalf of members of the public on highway issues are noted, it is also noted that the proposed development is in relation to users of a site that will bring a caravan /camper van with them to the site and therefore a type of development that will by its nature be heavily reliant on private means of transport, as the proposed development is not in relation to permanent caravans on site.
- 6.6.5 On highway grounds with consideration to the fact that the site is located alongside an 'A' class public highway, the proposed development is considered acceptable and in accordance with relevant local and national planning policy on highway and transportation matters. Whilst the SC Highways response is noted, (which indicates that traffic movements overall will not be significant given the location), conditions on highway matters attached to the previous approval notice issued for development adjacent to the site with regards to internal road and parking layout and engineering details are considered appropriate in this instance also. (Further consultation with the SC Highways Manager has confirmed that this is considered reasonable given the location and expected vehicle movements).

6.7 **Impact on Neighbours**

- 6.7.1 The proposed change of use from an agricultural use to a leisure use will result in a change in the type and the level of activity on the site. Whilst the number of vehicle movements will increase the type of movements will change from the manoeuvrings of heavy agricultural machinery to mostly domestic cars with caravans attached. It is also likely that there would not be the level of noisy activities during the early and late hours that are commonly associated with agricultural operations.
- 6.7.2 The neighbours most closely affected by the proposed development are those to the eastern side of Rowe Lane and the one dwelling to the south which immediately adjoins the edge of the application site. A number of these dwelling have clear views towards the application site and are only a short distance from it.

6.7.3

The access arrangements will ensure that all vehicles enter and leave the site at the point furthest from the neighbour's dwellings. The only vehicle movements close to the neighbours would be those within the site as visitors are manoeuvring into and out of parking spaces or finding their way to/ from the camping pitches. The vehicles speeds would be low and therefore the level of disturbance from cars would also be low and not likely to impact on the amenities of neighbours.

6.7.4 The neighbours that are on Rowe Lane have views directly across the area to be used for the caravan site, the boundary nearest these dwellings is defined by a native hedgerow, this hedgerow could be allowed to grow and with appropriate management can be used to increase the level of screening from Rowe Lane. This was a matter subject to the previous application subsequently approved and will be subject to landscaping and conditions attached to the approval notice.

6.7.5 The submitted plans show that extra landscaping and planting will be provided throughout the site both to create an attractive place for those visiting but also to minimise the visual impact of the caravans on the surrounding landscape and also to act as a buffer from the proposed use of the site. The farmstead site does already benefit from existing trees and hedges both around its perimeter, the submission of an appropriate landscaping scheme will ensure that this is enhanced where possible.

6.7.6 It is considered that the nature of the proposal and associated site uses it is unlikely that there would be significant levels of noise and disturbance to neighbours. The cars moving would cause some noise but it is considered that this would not be to such a level where it would detrimentally impact upon the amenities of the neighbouring occupiers. The increase in any vehicles using the highway is likely to be absorbed into the existing traffic flow without causing extra noise or nuisance that would be detrimental to neighbours.

6.7.7 There are other dwellings further away from the site who may be able to see any change in activity on the site, however they would be far enough away to not experience any detrimental impact upon their residential amenities.

6.7.8 Whilst it is acknowledged that there are public rights of ways within the area and that there will be a visual impact in relation to users of the public footpath, it is not considered that these footpaths will be obstructed, and any change visually will be short-lived, as a result of the proposed development, as such impacts on these is considered acceptable.

6.7.9 The proposed development is considered acceptable and in accordance with Policy CS6 of the Shropshire Core Strategy, and the NPPF in relation to residential amenity issues as well as issues in relation to the public footpaths.

6.8 **Ecological issues**

- 6.8.1 Accompanying the application is a biodiversity survey and report, these have been considered by the Council's Ecologist as part of the application determination process as being acceptable. (An Extended Phase One Habitat Survey was carried out on this site in November 2017 by Arbor Vitae Environment).
- 6.8.2 The area surrounding the development site is dominated by large, open, arable/grassland fields and smaller grasslands. Woodland in the immediate area is scarce although there are a number of small parcels of woodland 1km south of the site.
- 6.8.3 The ecology survey carried out confirms that the proposed development will have no adverse impact on any protected species.
- 6.8.4 The Council's Ecologist has raised no objection to the scheme subject to the imposition of planning conditions on any decision notice issued in relation to a construction environmental management plan and external lighting plan. Informatives are recommended in relation to nesting birds and wildlife protection. The response indicates that existing habitats on the site consist of improved grassland, native species hedgerows and ponds. The application indicates that all of the hedgerows are proposed for retention.
- 6.8.5 The application proposes two extensive areas of woodland, linking with existing hedgerows. These will incorporate a range of native tree species with an understorey and fringe of native shrubs. The aim of these areas is to create dense and undisturbed areas of woodland which will be retained as non-intervention areas providing shelter, cover, food and breeding sites for invertebrates, small mammals and birds. Detail in support of the application also indicates that in order to create future landscape features across the site and also to provide privacy for the caravan plots, a number of smaller blocks of trees and shrubs, along with scattered individual trees (and groups), will be planted across the site. All boundary hedgerows are to be allowed to increase in height to at least 2.5 metres. Biennial cutting will be carried out in such a way as to encourage an Ashaped profile which has been shown to be preferred by many bird species. Leggy, unmanaged lengths will be coppiced and the gaps infilled with a native hedgerow mixture of hawthorn, blackthorn, hazel and field maple. The existing pond will be extended to approximately double its current size, incorporating a wide shallow area on one edge in which marginal aquatic plants will be introduced to create a swamp habitat. Excavated soil will be used to create a low embankment on the roadside portion of the field on which one of the woodland blocks will be planted. Some soil will be used to create a small mound/cliff on one edge of the pond into which an artificial kingfisher burrow will be installed to attract this species to nest. The pond will be over-excavated in one place to allow a pond dipping platform to be constructed above it. This will allow access to deeper water for children to safely pond dip. A former pond (Pond 2) will be recreated by removal of soil and silt in the existing pond basins. Ground water levels are thought to be high in this area and it is anticipated that the pond will fill from this source. Although some grassland areas will require regular maintenance to achieve a short, neat sward, there is an opportunity to allow other fringe areas to develop as taller grassland habitats with higher species diversity. This may necessitate removing a shallow layer of topsoil in

these areas in order to allow seeding into poorer subsoil where nutrient levels are lower. This will allow a greater diversity of species to thrive.

6.8.6

Clearly the application proposes extensive ecological enhancement which is to be welcomed. This will also serve to assist in relation to landscape and visual impact, assisting in integrating the development into the surrounding countryside whilst also assisting in providing privacy and amenity to occupiers of caravan spaces on site and also assisting in relation to the amenity of the surrounding landscape.

6.8.7

With consideration to the above-mentioned, the proposed development is considered acceptable and in accordance with Policies CS5 and CS17 of the Shropshire Core Strategy, Policy MD12 of the SAMDev and the NPPF in relation to ecological and biodiversity issues.

6.9

Drainage

6.9.1

The application is accompanied by a flood risk assessment and its conclusions are considered acceptable.

6.9.2

Whilst the Local Parish Council's concerns with regards to drainage are noted, the proposed drainage arrangements are clearly considered acceptable by the Council's drainage team and there is no intention to significantly increase the amount of surface water run-off, the scheme not resulting in any further significant increase in surface water areas. Representations have been received commenting on flooding problems in the immediate area. The site is not located in either flood zone 2 or 3 in accordance with the Environment Agency flood data maps and any existing problems appear to be associated with the maintenance and management of existing watercourses. New development should ensure that it does not increase the risk of flooding elsewhere. The proposed development will not create large area of surface water runoff, with the camping area remaining predominantly grass allowing natural infiltration of surface water.

6.9.3

The proposed development will include provision, (as part of the adjacent previously approved scheme), for new toilet and shower facilities for those using the proposed facilities within the existing farm buildings and the campsite. These will be provided in a single converted building amongst the farm buildings. The applicant has detailed that a package treatment plant will be installed. Full details of the drainage system will need to be submitted as part of a planning condition in relation to surface and foul water drainage in order to ensure that it is appropriate for the development and the site.

6.9.4

With consideration to the above-mentioned and the response received from the Council's Land Drainage with a condition attached with regards to foul and surface water drainage, the proposed development is considered acceptable in relation to drainage issues and Policy CS18 of the Shropshire Core Strategy and Policy MD2 of the SAMDev and the NPPF on this matter.

6.10

Other matters.

6.10.1

Concerns have been raised with regards economic benefits in that the environmental and landscape impact of the development as proposed will outweigh any economic benefits.

6.10.2

Policy CS5: Countryside and green belt and Policy CS13: Economic development, enterprise and employment in the Shropshire Core Strategy both encourage small-scale new economic development diversifying the rural economy, including farm diversification schemes

6.10.3

The applicants have submitted in support of their application a supplementary planning document which outlines the economic situation as well as commenting on their existing farming business and how the proposed development will integrate into this business. Detail received in relation to this aspect on balance is considered acceptable when weighing the proposal up against relevant local plan policies on this matter.

6.10.4

The proposed development is considered an appropriate form of farm and rural diversification which will assist in the diversification of the farming business it is connected to. Whilst it is regrettable that this part of the proposed diversification as a whole was not considered alongside and at the same time as the development adjacent to the site that has been granted approval by the Council, the scheme subject to this application under consideration is considered low key well-spaced out, in relation to the landscape, with no significant impacts on the historic environment, and offers considerable landscape and biodiversity enhancement. On balance this is considered acceptable and as such the development is considered to be in accordance with Policies CS5 and CS13, as well as MD11 of the SAMDev and other relevant local plan policies and the NPPF in relation to rural diversification and the needs and future of the existing farming business.

6.10.5

Comment has been made in one of the letters of objections received that insufficient information accompanies the application on which basis for the Council to make an informed decision. It is considered that information submitted in support of the application along with the additional supplementary planning document and in consideration of information in support of the previously approved application, scale and nature of the development subject to this application that there is adequate information on balance on which basis for Officers to make a recommendation, and for members to make an informed decision on the application. Concerns about pitch layout and discrepancies have been clarified and this matter is subject to one of the recommended conditions attached to appendix one should members be mindful to support the application.

7.0

7.1

CONCLUSION

The development proposes an extension to a camping site as part of a larger

7.2 scaled farm diversification project that as a whole with consideration to the location, environmental impact, (landscape, visual and historic), is considered acceptable in conjunction with the development approved alongside as well as in its own rights. The application proposes considerable landscape and biodiversity enhancement and these are to be welcomed and will assist in mitigating the development into the surrounding countryside.

7.3 Clearly as established in the report the application does not need to be accompanied by an Environmental Statement in accordance with EIA Regulations. With consideration to landscape and visual impact and impacts on the surrounding rural environment which is very traditional in character, the applicants submitted in support of their application a landscape and visual impact assessment and its conclusions are considered satisfactory. Landscape mitigation as discussed in this report will adequately address landscape and visual impact issues. Cumulative impact issues considered acceptable.

7.4 Impacts on the surrounding historic environment and setting of listed buildings is considered acceptable, consideration having been given to the Planning (Listed Buildings and Conservation Area), Act 1990, indicating local planning authorities must in the exercising of its planning functions have special regard to the desirability of preserving listed buildings and their settings or any features of special architectural or historic interest which it possesses. Also consideration to other relevant local plan policies and the NPPF in relation to the historic environment and in conclusion on this aspect it is concluded that there will be no harm caused to any designated heritage assets as a result of the proposal.

7.5 Impacts in relation to ecological and biodiversity issues considered acceptable with conditions attached to any approval notice issued as recommended by the Council's Planning Ecologist in response to the application.

7.6 Impacts in relation to drainage matters, public highway and transportation issues and residential amenity also considered acceptable. Whilst it is acknowledged that one of the letters of objections received raised concerns with regards to overall transport sustainability, it is noted the site is located alongside an 'A' class public highway, will complement the existing approved development, the development will be associated and connected to and whilst it is acknowledged that little in the means of alternative transport to that of a private motor vehicle exists to serve the site, the site as indicated is alongside an A class road and is in any case a type of development that is highly reliant on private means of transport, in that the site will cater for touring caravans rather than static caravans permanently located on site.

7.7 The benefits of the scheme must be balanced against the fact that the site is not part of a significant settlement and that there is lack of alternative forms of transport in the immediate area. In this instance, it is considered that the benefits of the scheme do outweigh the harms and that the proposal is considered on balance to amount to sustainable development.

The application received no adverse comments from any of the statutory

7.8 consultees and whilst it is acknowledged that the Local Parish Council has raised concerns with regards the overall sustainability of the proposal as does a letter of objection against the application. It is also acknowledged that many members of the public have written in support of the application. Consideration has been given to all letters of objections received in relation to the application.

7.9 On balance the application is considered acceptable and in accordance with Policies CS5, CS6, CS13, CS16, CS17 and CS18 of the Shropshire Core Strategy, Policies MD2, MD7b, MD11, MD12 and MD13 of the SAMDev as well as the overall aims and objectives of the National Planning Policy Framework in relation to sustainable development.

In arriving at this decision, the 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

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 gives 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 1990.

9.0 Financial Implications

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

Core Strategy and Saved Policies:

CS4 - Community Hubs and Community Clusters
CS5 - Countryside and Greenbelt
CS6 - Sustainable Design and Development Principles
CS16 - Tourism, Culture and Leisure
CS17 - Environmental Networks
MD7B - General Management of Development in the Countryside
MD12 - Natural Environment
MD13 - Historic Environment
MD2 - Sustainable Design
MD11 - Tourism Facilities and Visitor Accommodation

RELEVANT PLANNING HISTORY:

NS/08/02110/FUL Conversion of outbuildings to form two residential units and garages; formation of glazed link; formation of vehicular access and alterations to existing vehicular accesses; installation of two septic tank drainage systems; formation of garden and amenity areas CONAPP 10th February 2009

NS/08/02149/ENQ Conversion of buildings to residential REC

11/01972/VAR Variation of condition 13 attached to planning permission reference

08/02110/FUL dated 10th February 2009 GRANT 30th June 2011

11/01979/DIS Discharge of Conditions 5, 6 and 11 attached to Planning Permission ref

08/02110/FUL for the conversion of outbuildings to form two residential units and garages; formation of glazed link; formation of vehicular access and alterations to existing vehicular accesses; installation of two septic tank drainage systems; formation of garden and amenity areas DISAPP 23rd December 2011

15/03706/FUL Conversion of part of a range of traditional agricultural buildings to form a farm shop with cafe/restaurant, a visitor centre and a caravan park with washroom facilities, associated drainage and access and conversion of part of traditional agricultural buildings to form a single dwelling GRANT 1st November 2016

17/01768/FUL Conversion of part of the range of traditional agricultural buildings to form a farm shop with a cafe/restaurant, a visitor centre and a caravan park with washroom facilities, associated drainage and access and conversion of part of the range of traditional agricultural buildings to be converted to form a single dwelling GRANT 18th September 2017

17/05647/FUL Extension to caravan and camping site to include change of use of land. WDN 23rd February 2018

18/01269/FUL Extension to caravan and camping site to include change of use of land (re-submission) PDE

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)
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Cabinet Member (Portfolio Holder)

Cllr R. Macey

Local Member

Cllr Brian Williams

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. 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

3. No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented and where ecological enhancements (e.g. hibernacula, integrated bat and bird boxes, hedgehog-friendly gravel boards and amphibian-friendly gully pots) will be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) Requirements and proposals for any site lighting required during the construction phase;
- d) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
- e) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
- f) Identification of Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
 - vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
- g) Pollution prevention measures.

All construction activities shall be implemented strictly in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with MD12, CS17 and section 118 of the NPPF.

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.

5. Prior to the development hereby permitted being first brought into use the internal access road layout and parking provision shall be implemented in accordance with the approved plans.

Reason: To provide adequate internal vehicle circulation and parking facilities.

6. Notwithstanding the approved plans, no development subject to this approval will be carried out until full engineering details of the proposed access alteration onto the A495, as shown on Drawing CF-AP-400 (excluding the access onto Rowe Lane, as amended by drawing no. 1696 D 09C in relation to the previously adjacent site approval reference 17/01768/FUL dated 18th September 2017) have been submitted to and approved in writing by the Local Planning Authority; the access alterations shall be implemented fully in an accordance with the approved details prior to the development hereby permitted being first brought into use.

Reason: In the interests of highway safety.

7. No development shall take place until a scheme of foul drainage, and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

8. A landscape management plan with regards to the long term management of the site will be submitted to the Local Planning Authority and approved in writing prior to any development on site. Implementation will be in accordance with this plan.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

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

9. All hard and soft landscape works shall be carried out in accordance with the approved plan (drawing no. 1696 D 502 dated October 2017 and the extended phase one habitat survey

prepared by Arbor Vitae (dated November 2017). The works shall be carried out prior to use of any part of the site development hereby approved. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

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

10. The caravan/campsite shall be used to provide holiday accommodation only and shall not be occupied as permanent unrestricted residential accommodation or as a primary place of residence.

Reason: The site is outside of any recognised settlement and is in an area where unrestricted residential accommodation would not be appropriate.

11. No more than 15 individual touring camping units shall be accommodated on the site at any one time as detailed on the approved site layout plan. (15 mobile and 25 tents). The campsite shall only be used by touring type camping units and not for static caravans, chalets or other non-touring type units.

Reason: to ensure a satisfactory intensity and type of development.

12. A register shall be maintained of the names of occupiers of the site, 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. 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.

All vegetation clearance, tree removal and/or scrub removal 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.

2. 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

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