

## Development Management Report

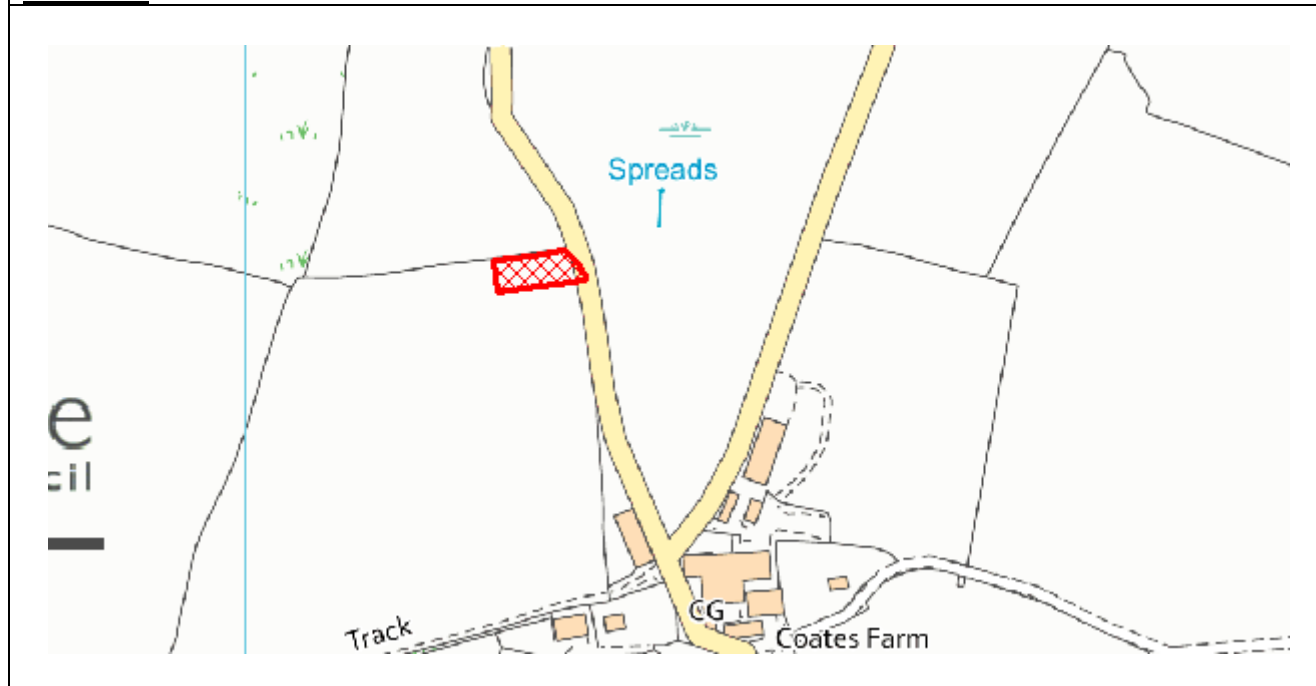
Responsible Officer: Tim Rogers

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### Summary of Application

<b><u>Application Number:</u></b> 20/01966/FUL	<b><u>Parish:</u></b>	Ratlinghope
<b><u>Proposal:</u></b> Change of use of agricultural land to allow siting of three glamping pods; installation of septic tank and creation of parking area		
<b><u>Site Address:</u></b> Coates Farm Ratlinghope Shrewsbury Shropshire SY5 0SS		
<b><u>Applicant:</u></b> Nigel Unwin		
<b><u>Case Officer:</u></b> Frank Whitley	<b><u>email :</u></b> planning.southern@shropshire.gov.uk	

**Grid Ref:** 339284 - 295411



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### Recommendation:- Refuse:

#### Recommended Reason for refusal

1. For reasons of location, design, layout, and access works, the development would be a conspicuous feature in the countryside and in an area of the Shropshire Hills AONB which has considerable landscape character. The development would not sufficiently integrate into its

setting in a sympathetic manner. The development is therefore contrary to the guidelines of the NPPF and the requirements of the adopted Development Plan policies CS5, CS6, CS17, MD2.

2. The development is not sufficiently related to a settlement, or an established and viable tourism enterprise where accommodation is required. Visitors are likely to rely on unsustainable means of car travel. The development fails to complement the character and qualities of the site's immediate surroundings and landscape quality, and is therefore considered unsustainable tourism development, contrary to adopted Development Plan policies CS5, CS16, MD11 and MD12. There are no material considerations including economic benefits that outweigh the harm.

## REPORT

1.0	<b>THE PROPOSAL</b>
1.1	The application seeks planning permission for the Change of use of agricultural land to allow siting of three glamping pods; installation of septic tank and creation of parking area.
1.2	The application follows pre-application advice for a scheme of five pods. The intention at that stage was to site them against the western boundary of the grass field. The informal advice given was that this would be unacceptable development. With this current application, the pods have been moved next to the road and reduced in number to three, and additional space has been given for landscaping.
1.3	The application is supported by a Planning Statement and Ecology Impact Assessment.
1.4	The pods are each to have a footprint of 6m x 3.95m, with an additional semicircular decking area extending from the front elevation. The pods will each be 3.08m high. Internally, each pod is to feature a bed/lounge area with w.c and shower.
2.0	<b>SITE LOCATION/DESCRIPTION</b>
2.1	The application site is on the western flanks of the Long Mynd in the Shropshire Hills AONB. It is accessed from a minor lane @1km south of the Bridges which then passes through Coates Farm and continues mostly as a rough track to Medicott.
2.2	The immediate setting of Coates Farm is sheep pasture, immediately below higher and open ground of the Longmynd. A public right of way heads uphill from Coates to the east, reaching the "Shooting Box" on the Long Mynd plateau after @2.5km. Overlooking the application site immediately to the west is the ridge of Adstone Hill. Coates Farmhouse is a Grade 2 listed heritage asset.
3.0	<b>REASON FOR COMMITTEE DETERMINATION OF APPLICATION</b>
3.1	The scheme does not comply with the delegation to officers as set out in Part 8 of the Shropshire Council Constitution. The Parish Council neither objects to or supports the planning application. However the Locally Elected Member has requested within 21 days of being validated, that the application is decided by

	Planning Committee for the given reason that the development will be a positive addition to tourism of the area.
4.0	<b>Community Representations</b>
	<b>Consultee Comments</b>
	<b>Case Officer note: All consultation comments below relate to the scheme as first submitted which was for a small rectangular plot with three side by side pods. It appears partly in response to comments from the Shropshire Hills AONB Partnership (see below) , the site and layout has been amended to the scheme for determination.</b>
4.1	<b>Parish Council-</b> neutral
	Commenter Type: Parish Council Stance: Customer made comments neither objecting to or supporting the Planning Comment: Myndtown Combined Parish Council has received and reviewed the proposal. There is No Objection to the small scale siting of the pods.
4.2	<b>SC Highways-</b> no objection subject to condition and informative
4.3	<b>Ecology-</b> no objection subject to conditions and informatives
4.4	<b>Trees-</b> objection
	<p>From an arboricultural perspective there are no significant trees affected by this application, but the neighbouring hedgerows need to be taken into account both for their existing value as key green infrastructure and for their potential importance as a partial screen to the site if planning consent is granted. It is noted that the Highways Team have requested more information in relation to the access and visibility splays which to the south in particular might result in the loss of a section of important hedgerow.</p> <p>The applicant suggests on their site layout and design statement that new hedgerow would be included as boundary treatment to the south and west of the site which to be supported, however, the loss of a section of established hedgerow for a visibility splay would not be supported without replacement planting along the margins of the new visibility splay.</p> <p>From a landscape and visual amenity perspective, the site lies in a high prominent position in the landscape and as is highlighted in the design and access statement there are a great many heavily used public rights of way from which this site will be highly visible including the Shropshire Way which passes along the East boundary of the site. Therefore if this application were to be considered for planning consent, in keeping with the aspirations of the AONB Management Plan and policies CS6 MD2 MD12 this development would need to be better integrated into the local landscape than would be provided just by the inclusion of a new section of boundary hedgerow, The inclusion of a number of strategically planted trees such as oak and field maple set a back from the site boundary and to be grown on to full maturity would fulfil the expectations set out for development in the AONB Management plan and national and local policies to for new development to play a</p>

	<p>positive role through conserving, restoring, re-creating and connecting natural assets whilst at the same time improving how the development looks and functions within the landscape.</p> <p>If this application is granted planning consent, to ensure that the above considerations are addressed and delivered in full the Tree Service recommend binding landscape design and delivery conditions that include details of planting stock and measures to protect new hedge planting from grazing and any other losses.</p> <p>In considering the proposal particular regard has been given to following local and national planning policies management plans and guidance on good practice with particular emphasis on the following sections of those policies to be of particular relevance to this proposal: NPPF: 170, 171, 172 - SC Core strategy: CS6 (Explanatory paragraph 4.86) &amp; CS17 (Explanatory paragraph 7.7) - SC SAMDev Plan: MD2 2(i), (iv), 5(i), (Explanatory paragraphs 3.6, 3.7, 3.11, 3.) - MD 12: 2, 4, (Explanatory paragraphs 3.106, 3.108, 3.114, 3.116, 3.117, 3.122, 3.125, 3.126, 3.128, 3.129).</p>
4.5	<p><b>Conservation-</b> no objection subject to conditions and informatives</p>
	<p>The application proposes the change of use of agricultural land to allow the siting of three glamping pods, the installation of a septic tank and creation of a parking area at this site to the north of Coates Farm, Ratlinghope. The site lies approximately 200 metres to the north of the Grade II listed Coates Farmhouse, however due to the scale of the proposed development and the existing agricultural sheds lying directly north of the listed building which provide screening, it is considered that there would be minimal impact upon the setting of the listed building in this instance.</p> <p>The site also lies within the AONB, therefore the proposal has the potential to have wider landscape impacts. Lighting and ancillary facilities have the potential to increase the visual impact of developments such as these. Should the application be approved, external materials and finishes of the structures, hard and soft landscaping, ancillary lighting and boundary treatments are recommended to be conditioned.</p>
4.6	<p><b>Archaeology-</b> no objection</p>
	<p>We have no comments to make on this application with respect to archaeological matters</p>
4.7	<p><b>Shropshire Hills AONB Partnership</b> - objection</p>
	<p>The AONB Partnership does not object to the principle of a small scale tourism development on the farm, but we would urge that this is done to a high quality and design standard to be compatible with the special qualities of the AONB. We don't feel that the application currently meets this standard. I am aware that pre-application discussions have focussed on finding the most suitable location with regard to landscape impact. The lie of the land here tends to make most of the options quite visible. It is difficult also to find a suitable location in relation to the farm buildings where the indoor pig rearing creates strong smells. The roadside location applied for is not ideal, but better than the western edge of the same field.</p>

	<p>Many people walk up or down the ridge of Adstone Hill to or from Bridges, and the view down to the site from here should be considered as well as from the road, which is also well used by walkers and cyclists as a route onto the Long Mynd. The location is right in a transition zone where you are coming up out of the narrow lanes towards the more open hill land, and therefore quite sensitive.</p> <p>The space allocated to the pods in the proposed layout is very small and they are therefore close together with minimal space around. We feel there is a correlation between the quality of environment and experience offered to visitors and how well the development would fit into the AONB, and as proposed both are fairly poor. A slightly larger site taken from the pasture field, perhaps a diagonal field corner, with group planting of some native broadleaved trees as well as a hedge would add to the existing trees in the boundaries at that corner of the field, enhancing both the landscape and the experience for visitors, as well as better hiding the pods.</p> <p>Visitors come to the Shropshire Hills for the high quality landscape and many are interested in sustainability. Tourism enterprises based on a farm can gain best advantage of this synergy where the farm is actively engaged in environmental management and enhancement and can integrate this with the tourism enterprise, showing it is part of a consistent ethos. The relatively remote location also means that active support by the business to encourage visitors to sustainable practices (e.g. by assisting with sourcing of local food to improve return to the local economy and reduce need for travel) would be very worthwhile.</p>
4.8	<b>Public Comments</b>
4.8.1	<b>National Trust- no objection</b>
	Although not consulted, the following has been received:
	The National Trust has no objection to this development and in general we support low impact, sustainable tourism initiatives such as this as long as they are appropriate to the landscape which in our opinion this is. The pods are on a well-used walking route from the Longmynd and Ratlinghope and the Bridges pub.
4.8.2	<b>Shropshire Area of The Ramblers- neutral</b>
	Although not consulted, the following has been received
	<p>This is an observation on behalf of the Shropshire Area of the Ramblers</p> <p>Though we were not directly consulted about this Application, as there are no Public Rights-of-Way immediately adjacent to the proposed site, we were indirectly approached by the Applicant for our support for the proposal. Though I have replied directly to him, he has not acknowledged our reply. It is rare for us to give our support to an application, and on this occasion, I explained that we could NOT support this Application without adequate guarantees being given about the location and maintenance of the proposed site. A quick look at GoogleEarth StreetView shows the location to be in 'pristine' upland pastures with only Coates Farm itself really visible. Any other buildings are only perceivable in the far distance. The site is not going to be of any use to local walkers, but is clearly intended for visitors from out of the county. Moreover, the occupants of the proposed units will have to make vehicular trips via difficult and narrow country roads, of which they will have no experience, to access food supplies (from</p>

	<p>settlements which are several miles away) or to visit eating establishments. The only occasions when they will NOT be availing themselves of their vehicles is when they are actually walking in the locality. It is certain that a reasonable quantity of 'rubbish', i.e. food containers and other waste, will be generated by the occupants, and the disposal of this material will need to be properly planned by the Applicant. Though the site location has been chosen with some thought, it would be easy for it to become conspicuous and unsightly, especially from the upper slopes of Adstone Hill. For these reasons we would ask that strict conditions are imposed about the maintenance of the site if Planning Permission is actually to be granted.</p>
4.8.3	<p><b>Individual representations</b> @30 representations supporting have been received on the following grounds in summary</p>
	<ul style="list-style-type: none"> <li>• Pods do not intrude on natural landscape</li> <li>• Noise and odour from farm will not spoil enjoyment</li> <li>• Additional hedging wildlife habitat</li> <li>• Will benefit other local businesses eg pub at Bridges</li> <li>• Important for farm diversification facing uncertain Brexit future</li> <li>• Lovely area and nice change from B&amp;B</li> <li>• Good base for festivals in Shropshire</li> <li>• More accommodation choice for visitors</li> <li>• Boost the economy without causing environmental damage</li> <li>• Help create local jobs</li> <li>• Amazing scenery and wildlife</li> <li>• Needed for the area and to support family farms</li> <li>• Perfect for local recreation</li> <li>• Helps mental health and well-being</li> <li>• Important for children and people living in towns and cities</li> <li>• Not enough camping areas in area</li> <li>• Discreet enterprise with on-site parking</li> <li>• Economic recovery after Covid pandemic</li> </ul>
5.0	<p><b>THE MAIN ISSUES</b></p>
	<p>Principle of development Economic Development Scale and design Impact on the character of the countryside and Shropshire Hills AONB</p>
6.0	<p><b>OFFICER APPRAISAL</b></p>
6.1	<p><b>Principle of development</b></p>
6.1.1	<p>The NPPF at Chapter 6 seeks to build a strong, competitive economy, with particular emphasis at Para 83 on the rural economy, which includes sustainable rural tourism and leisure developments which respect the character of the countryside.</p>
6.1.2	<p>CS5 states in general terms that development will be permitted on appropriate sites where it enhances countryside vitality and improves the sustainability of rural communities.</p>

6.1.3	CS16 and MD11 together seek to deliver sustainable tourism, especially where it enhances the local economy and is sensitive to Shropshire’s natural and built environment qualities. There is the requirement for cross compliance with CS5
6.1.4	Having regard to the Policy requirements, the principle of development is generally established for appropriate tourism development in rural areas. However site specific issues are considered further.
6.2	<b>Economic Development</b>
6.2.1	Given the type of accommodation offered and attractive location, it is accepted the development proposed would be popular for holiday visitors. This would bring additional income to the property owner and some community benefits. These benefits are the basis of a number of representations received. There is existing visitor accommodation at the Bridges, and nearby Youth Hostel. However there would likely still be demand for this unique tourist destination. The Bridges pub is marginally within walking distance (@1km). Other than the pub trade which may benefit, the nearest services are Bishops Castle (@13km), Church Stretton (@8km) and Shrewsbury (29km). Maintenance and cleaning may also provide some local employment. Economic benefits to the rural area satisfy some of the objectives of NPPF, CS16 and MD11. However these benefits require to be balanced with other elements of sustainable tourism development.
6.3	<b>Scale and design</b>
6.3.1	CS6 and MD2 seek to secure sustainable design. MD12 seeks the avoidance of harm to Shropshire’s natural assets and their conservation, enhancement and restoration.
6.3.2	CS5 and CS16 do not rule out new build tourist related development in the countryside but otherwise place a strong emphasis on the conversion/replacement/re-use of suitable buildings. New build development is generally limited to that which is required for community uses, infrastructure, agricultural development and/or essential rural occupational dwellings.
6.3.3	MD11 deals with development which is not related to a “conversion”. It states: <i>Holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside following the approach to open market residential development in the countryside under Policy CS5 and MD.</i>
6.3.4	MD11 therefore also offers some, though not unlimited scope, for caravan type holiday accommodation development in the countryside.
6.3.5	The proposed pods fall within the definition of a caravan in terms of stated dimensions and height. Each pod has a simple form, and is to be constructed from timber with glass openings. The pods may in theory be mobile, but there are no proposals to move them during quieter periods eg during winter months. However together with accompanying infrastructure the development would likely amount to a permanent installation.
6.3.6	The amended layout proposed sets out the pods and landscaping in a more

	irregular pattern, with a larger, curved site boundary taken from the existing field. The access as originally proposed was to be formed directly through the roadside hedge. In response to concerns about loss of hedge, the pods are now to be accessed using two existing field gates. The first field gate would take vehicles from the road into the adjoining field, and the second gate would take vehicles back onto the parking area.
6.3.7	In terms of the site boundary and layout, the pods are now set slightly further apart in a less linear arrangement. The site boundary is curved, which gives it a more natural appearance (rather than rectangular shape previously). This brings some benefit, but the proposed site also takes a greater area from the field which could make the development more conspicuous overall.
6.3.8	In terms of the access, the case officer notes the adjoining grass field into which the first access gate opens is substantially lower (by @1m) than the second access gate. Even with additional reinforced plastic mesh, vehicle access would require considerable ground works between the two gates. Arrangements for vehicles moving into and from the site, together with parking are not considered satisfactory, and would draw attention to the development for passing visitors, and walkers on the ridge to Adstone Hill.
6.3.9	Overall, in terms of siting and design, groundworks and the installation of reinforced plastic mesh on and around the parking area would be an unwelcome feature in the upward approach to Coates Farm, thereby contributing some harm to the development as a whole. Although to an extent the mesh material would be obscured by grass, the material would remain a visibly artificial feature, especially outside of late spring and summer periods.
6.4	<b>Impact on the character of the countryside and Shropshire Hills AONB</b>
6.4.1	The NPPF at Chapter 15 seeks to conserve and enhance the natural environment and of relevance to this application is to recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services. The NPPF also places great weight on conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.
6.4.2	CS17 and MD12 in particular seek the avoidance of harm to Shropshire’s natural assets. MD12 seeks to achieve their conservation (enhancement/restoration) by ensuring that proposals which are likely to have significant adverse effect on, for example the Shropshire Hills AONB, landscape character and local distinctiveness will only be permitted where there is no satisfactory alternative means of avoiding such impacts through re-design or re-locating.
6.4.3	CS16 seeks to diversify the rural economy, but at the same time seeks development appropriate in scale and nature which retains and enhances existing natural features.
6.4.4	CS16 also places emphasis on accommodation in accessible locations served by a range of services and facilities. In rural areas: <ul style="list-style-type: none"> <li>• proposals must be of an appropriate scale for their surroundings</li> <li>• be close to or within settlements, or an established and viable tourism</li> </ul>



	<p>enterprise where accommodation is required</p> <ul style="list-style-type: none"> <li>• where possible existing buildings should be re-used.</li> </ul>
6.4.5	<p>The application site is within valued countryside sensitive to new development. The site is also within the Shropshire Hills AONB. According to the Shropshire Landscape Typology (SLT), completed by the former Shropshire County Council in 2006, the site is within “Pasture Hills” classification.</p>
6.4.6	<p>Key Characteristics are:</p> <ul style="list-style-type: none"> <li>• Prominent, sloping topography</li> <li>• Hedge fields with mainly ancient origins</li> <li>• Pastoral land use</li> <li>• Dispersed settlement pattern</li> <li>• Medium to large scale landscape with filtered views</li> </ul>
6.4.7	<p>The pasture land immediately around Coates Farm is prominent and attractive because it forms an exceptionally narrow landscape feature at this elevation between the “Estate Farmland” type found around Bridges/Ratlinghope and “High Open Moorland” found on the Long Mynd above Coates Farm. Indeed, the SLT specifically mentions the western flanks of the Long Mynd as an example of this landscape type.</p>
6.4.8	<p>In practice what this means is that visitors accessing the Long Mynd from the Bridges are able to enjoy a fairly rapid change in landscape type as they ascend either on the public road to Coates, or via part of the route to Adstone Hill. It is likely both routes are popular, in part because the transition through three landscape types can be experienced in a relatively short distance. The majority of the lane from the Bridges is enclosed by high hedges either side, which then emerges at a cattle grid, @120m short of the application site. From here, the open pasture land of Coates is revealed and visitors immediately enjoy high quality views. Coates Farm and its setting is very much a landmark feature as they ascend or descend to/from the Long Mynd.</p>
6.4.9	<p>According to the AONB Management Plan 2019-2024, the Shropshire Hills area is valued for scenic quality, views and tranquillity. The pasture land around Coates Farm is for the above reason considered particularly sensitive to development where it may disrupt the enjoyment of the Shropshire Hills AONB. These concerns are also reflected in comments from the Trees Officer, Ramblers Association and AONB Partnership, though it is acknowledged the applicant has sought to address them by the submission of the most recent amended plan.</p>
6.4.10	<p>From the public road, visitors would see the parking area immediately alongside, with pods visible to the rear. From higher ground on the route towards Adstone Hill, the pods and enclosure would be overlooked from a distance of @200m, within the views towards the Long Mynd plateau and other hillground of the AONB.</p>
6.4.11	<p>The amended site plan indicates the pods would be set against an existing field boundary and hedge, with a new boundary and hedge (@85m) to be formed on the south boundary. Some tree planting is also proposed.</p>

6.4.12	As described in the Pasture Hills landscape classification, the setting of Coates appears characterised by <i>hedge fields with mainly ancient origins</i> . There is a sporadic scattering of trees around Coates which is considered to add to its natural setting. If supplemented by more ordered planting to screen the development, to an extent this would add to the domestic appearance of the site, which would be counter effective and would not preserve the visual and landscape character of the area.
6.4.13	Overall, it is considered the development fails to: <ul style="list-style-type: none"> <li>• maintain and enhance countryside vitality and character (required by CS5).</li> <li>• protect, restore, conserve and enhance the natural, built and historic environment (required by CS6).</li> <li>• protect and enhance the diversity, high quality and local character of Shropshire’s natural, built and historic environment (required by CS17).</li> <li>• contribute to and respect locally distinctive or valued character and existing amenity value (required by MD2).</li> </ul>
6.4.14	The area around Coates Farm is in a relatively remote countryside location valued for its distinctive character in this part of the Shropshire Hills AONB. The development would be a discordant addition and would not integrate into the landscape in a sympathetic manner, thus causing unacceptable harm.
7.0	<b>CONCLUSION</b>
7.1	For reasons of location, design, layout, and access works, the development would be a conspicuous feature in the countryside and in an area of the Shropshire Hills AONB which has considerable landscape character. Although the amended site layout has sought to address earlier concerns, the development would not sufficiently integrate into its setting in a sympathetic manner. The development is therefore contrary to the guidelines of the NPPF and the requirements of the adopted Development Plan policies CS5, CS6, CS17, MD2.
7.2	The development is not sufficiently related to a settlement, or an established and viable tourism enterprise where accommodation is required. Visitors are likely to rely on unsustainable means of car travel. The development fails to complement the character and qualities of the site’s immediate surroundings and landscape quality, and is therefore considered unsustainable tourism development, contrary to adopted Development Plan policies CS5, CS16, MD11 and MD12. There are no material considerations including economic benefits that outweigh the harm.
8.0	Risk Assessment and Opportunities Appraisal
8.1	Risk Management
	There are two principal risks associated with this recommendation as follows: <ul style="list-style-type: none"> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>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.</li> </ul> <p>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.</p>
8.2	Human Rights
	<p>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.</p> <p>First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.</p> <p>This legislation has been taken into account in arriving at the above recommendation.</p>
8.3	Equalities
	<p>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.</p>
9.0	Financial Implications
	<p>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.</p>

## 10. Background

Relevant Planning Policies

Central Government Guidance:  
National Planning Policy Framework

Shropshire Core Strategy and SAMDev Plan Policies:  
 CS5 - Countryside and Greenbelt  
 CS6 - Sustainable Design and Development Principles  
 CS16 - Tourism, Culture and Leisure  
 CS17 - Environmental Networks  
 MD2 - Sustainable Design  
 MD11 - Tourism Facilities and Visitor Accommodation  
 MD12 - Natural Environment  
 MD13 - Historic Environment

RELEVANT PLANNING HISTORY:

16/05767/FUL Installation of a telecommunications mast GRANT 16th February 2017  
 18/00299/FUL Erection of an agricultural livestock building GRANT 7th June 2018  
 18/00302/FUL Erection of extension to agricultural livestock building GRANT 7th June 2018  
 20/00593/FUL Extension of an existing agricultural livestock building GRANT 7th May 2020  
 20/00595/FUL Extension of an existing agricultural livestock building GRANT 7th May 2020

11. Additional Information

View details online: <https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information) Design, Access and Planning Statement
Cabinet Member (Portfolio Holder) Councillor Gwilym Butler
Local Member          Cllr Ruth Houghton

**Informatives**

1. Despite the Council wanting to work with the applicant in a positive and proactive manner as required in the National Planning Policy Framework paragraph 38, the proposed development is contrary to adopted policies as set out in the officer report and referred to in the reasons for refusal, and it has not been possible to reach an agreed solution.