



Committee and date  
 Southern Planning Committee  
 31 May 2022

Item  
  
 Public

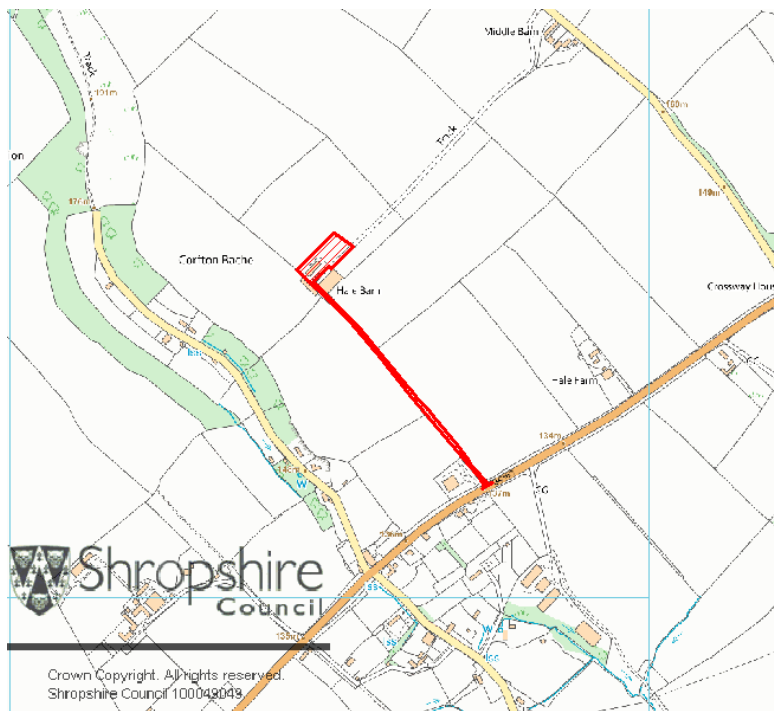
## Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

### Summary of Application

<b>Application Number:</b> 22/00279/FUL	<b>Parish:</b>	Diddlebury
<b>Proposal:</b> Conversion of Dutch Barn from storage into 3No. dwellings for rent		
<b>Site Address:</b> Proposed Residential Barn Conversion At The Hale Barns Corfton Shropshire		
<b>Applicant:</b> Mr Jack Wrigley		
<b>Case Officer:</b> David Jones	<b>email</b>	: david.jones@shropshire.gov.uk

**Grid Ref:** 349475 - 285515



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**Recommendation:- Refuse for the following reason:**

1. It is considered that the loss of the former Dutch barn for domestic storage purposes and its development for residential purposes with the extent of alterations proposed would be unacceptable and would be detrimental to the rural amenities of the area which forms part of an Area of Outstanding Natural Beauty and would contravene the provisions of policies CS6, CS17 of the Core Strategy (2011) MD7a, MD2 and MD12 of the SAMDev (2015).

**REPORT**

**1.0 THE PROPOSAL**

- 1.1 The planning application seeks permission for the conversion of a Dutch barn into 3 dwellings and the installation of a package treatment plant, parking and turning areas. Each dwelling would be two storey and have three bedrooms.
- 1.2 The proposed plans introduce doors and fenestration, windows are proposed at first floor level and on the gables of the Dutch barn.
- 1.3 Vehicular access would be via an existing access to the south east onto the B4368.
- 1.4 Foul drainage from the development would be disposed of via treatment plant which thereafter drains to a soak-away to the north east of the development. Surface water drainage from the development similarly discharges into a soak-away.

**2.0 SITE LOCATION/DESCRIPTION**

- 2.1 The buildings are located on the southeast slopes of Wenlock Edge in the Shropshire Hills Area of Outstanding Natural Beauty (AONB), elevated between two small valleys known as Corfton Bache and Bache Mill, and above the B4368 in between the settlements of Corfton and Diddlebury.
- 2.2 The existing Dutch barn lies to the north west of the site of the existing site. There are two existing buildings converted to residential purposes adjacent, referred to as barns A and B in the planning history.
- 2.3 The group of buildings has two existing vehicular accesses routes. One leads south east to the B4368 and the other north east.

**3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

- 3.1 The parish council support the proposal and officers were minded to refuse the planning application. In accord with the council's scheme of delegation the planning application has been considered at the agenda setting meeting and it was resolved that the application should be presented to the planning committee for determination.

## **4.0 Community Representations**

### **4.1 Consultee Comments**

#### **4.1.1 Parish Council**

24.02.2022 Diddlebury Parish Council considered the above application at its meeting last night. By a majority the parish council voted to support the application and raises no objections to it.

#### **4.1.2 SC Historic Environment**

07.03.2022 In considering the proposal due regard to the following local and national policies, guidance and legislation has been taken; CS5 Countryside and Green Belt. CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, policies MD2, MD7a and MD13 of the Site Allocations and Management of Development (SAMDev), the National Planning Policy Framework (NPPF) published July 2021 and Planning Practice Guidance.

The application proposes the conversion of Dutch Barn from storage into 3No. dwellings for rent at The Hale Barns, Corfton. Whilst we had no conservation objections to the dutch barn being used as storage to reduce the requirement for additional outbuildings on this site, we cannot support the conversion to residential accommodation as this would not comply with MD7a of the SAMDev. The level of alteration already undertaken and that which would be necessary to create a residential use would not accord with policy MD7a of the Shropshire Council SAMDev which states 'the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/ landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would respect the significance of the heritage asset, its setting and the local landscape character.'

It is considered that the proposal would not accord with policy MD7a as it would not represent a conversion of existing historic fabric rather would require predominantly new work and therefore would also not represent a non-designated heritage asset in this instance. Therefore, we would not be able to support the application from a conservation perspective.

06.04.2022 The additional information provided does not alter our previous comments.

#### **4.1.3 SC Archaeology (Historic Environment)**

03.03.2022 We have no comments to make on this application with respect to archaeological matters.

#### **4.1.4 SC Ecology**

08.03.2022 Objection:

Additional information is required in relation to bats. In the absence of this additional

information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under the 2017 Conservation of Habitats and Species Regulations (as amended).

## Bats

On review of the site plans this application appears to meet the trigger point for requiring a bat survey in accordance within the 2016 Bat Conservation Trust; Good Practice Guidelines, since the works will involve the modification of existing roof structures.

Before a consultant is contacted to assess the building for bat potential, the applicant may like to provide additional information, i.e. internal and external photographs of the building, which we will take into consideration before determining whether any surveys are needed.

The bat survey should be carried out as follows:

A Phase 1 Preliminary Roost Assessment is to be carried out on the trees and buildings that are to be affected by the proposed works. The survey shall include a thorough internal and external inspection of the building and an assessment of the potential for bat roosts to be present. Depending on the outcome of the Phase 1 Preliminary Roost Assessment, it may be recommended that Phase 2 Bat roosting surveys are carried out.

Phase 2 Presence/Absence Surveys should be carried out in all cases where the Phase 1 Preliminary Roost Assessment finds evidence of bats, potential for bats or where a complete and thorough inspection cannot be carried out. This survey can involve dusk emergence and/or pre-dawn re-entry surveys to aid identification of the species of bats present and estimation of the numbers of individuals. The emergence/re-entry surveys should follow the guidance on survey effort and frequency in the Bat Conservation Trust's Good Practice Guidelines (3rd edition, 2016) and will comprise between 1-3 emergence and/or pre-dawn re-entry surveys\* between May and September (optimum period is between May to August). The emergence/re-entry surveys will allow the surveyor to consider the need for mitigation, enhancements and compensation, to assess the likelihood of an offence being committed and to make a decision as to the need for a European Protected Species Mitigation Licence from Natural England.

\*Note – multiple surveys should be spread across the bat breeding season (May-August inclusive) and should be carried out at least 14 days apart in accordance with the current best practice guidelines (BCT, 2016) It should also be noted that during the Preliminary Roost Assessment, the ecologist should also record any evidence of nesting wild birds.

A Roost Characterisation Survey should be carried out in cases where an offence is considered likely to occur, where mitigation is required and where a European Protected Species Mitigation Licence from Natural England will be required. The Roost Characterisation Survey is intended to establish number of bats in the colony, access points used, temperature and humidity regime in the roost, aspect and orientation of the roost, size and perching points, lighting and a surrounding habitat assessment.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed lights on the site. The lighting plan should reflect the Bat Conservation Trust's Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat

Mitigation Guidelines.

Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

Finding an ecological consultant

The professional body for ecologists is CIEEM. Please consult their website to identify consultant ecologists.

<https://cieem.net/i-need/finding-a-consultant/>

Please contact me, or one of the other Ecology team members, if you have any queries on the above.

13.04.2022 Objection:

Additional information is required in relation to an updated Ecological Appraisal including specific assessments for bats. In the absence of this additional information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under the 2019 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations.

On review of the Ecological Appraisal (Greenscape Environmental, August 2018) the information provided is based on surveys carried out in 2018 in the case of bats.

CIEEM's Advice Note on the lifespan of Ecological Reports and Surveys (CIEEM, 2019) states that for surveys up to or over 3 years old 'A professional ecologist will need to undertake a site visit and may also need to update desk study information (effectively updating the Preliminary Ecological Appraisal) and then review the validity of the report...'

It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may

not have been addressed in making the decision (Government Circular 06/2005).

## Bats

On review of the Ecological Appraisal (Greenscape Environmental, August 2018) it has been confirmed that common pipistrelles were using Barn B as a roost. Updated surveys will be required to determine how the site is now being used by roosting bats. As discussed above an updated bat survey should be carried out as follows:

A Phase 1 Preliminary Roost Assessment is to be carried out on the trees that are to be affected by the proposed works. Depending on the outcome of the Phase 1 Preliminary Roost Assessment, it may be recommended that Phase 2 Bat roosting surveys are carried out.

Phase 2 Bat Roosting Surveys should be carried out in most cases where the Phase 1 Preliminary Roost Assessment finds evidence of bats, potential for bats or where a complete and thorough inspection cannot be carried out. This survey can involve dusk emergence and/or pre-dawn re-entry surveys to aid identification of the species of bats present and estimation of the numbers of individuals. The emergence/re-entry surveys should follow the guidance on survey effort and frequency in the Bat Conservation Trust's Good Practice Guidelines (3rd edition, 2016) and will comprise between 2-3 emergence and/or pre-dawn re-entry surveys\* between May and September (optimum period is between May to August). The emergence/re-entry surveys will allow the surveyor to consider the need for mitigation, enhancements and compensation, to assess the likelihood of an offence being committed and to make a decision as to the need for a European Protected Species Mitigation Licence from Natural England.

\*Note – multiple surveys should be spread across the bat breeding season (May-August inclusive) and should be carried out at least 14 days apart in accordance with the current best practice guidelines (BCT, 2016)

It should also be noted that during the Preliminary Roost Assessment, the ecologist should also record any evidence of nesting wild birds.

A Roost Characterisation Survey should be carried out in cases where an offence is considered likely to occur, where mitigation is required and where a European Protected Species Mitigation Licence from Natural England will be required. The Roost Characterisation Survey is intended to establish number of bats in the colony, access points used, temperature and humidity regime in the roost, aspect and orientation of the roost, size and perching points, lighting and a surrounding habitat assessment.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed lights on the site. The lighting plan should reflect the Bat Conservation Trust's Bats and

Lighting in the U.K. guidance.

4. All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat Mitigation Guidelines.

Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

19.05.2022 Having reviewed the submitted photos and comments and I do not believe any survey work is required in relation to bats. SC Ecology have no objections and the application can proceed under Ecology Standing Advice.

#### 4.1.5 Highways

22.02.2022 No Objection – subject to the development being constructed in accordance with the submitted details, accompanying this planning application.

Comments/Observations:

It is considered that this development is unlikely to lead to any significant adverse highway safety conditions and/or “severe harm” (NPPF) on the adjacent public highway network, which could be demonstrated or sustained at appeal.

Informative notes

No drainage to discharge to highway Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

#### 4.1.6 SUDS

02.02.2022 The technical details submitted for this Planning Application have been appraised by WSP UK Ltd, on behalf of Shropshire Council as Local Drainage Authority.

All correspondence/feedback must be directed through to Shropshire Council's Development Management Team.

Informative Notes:

A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Council's Surface Water Management: Interim Guidance for Developers document. It is available on the council's website at:

<https://www.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-for-developers.pdf>

The provisions of the Planning Practice Guidance, Flood Risk and Coastal Change, should be followed.

Preference should be given to drainage measures which allow rainwater to soakaway naturally. Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it can be demonstrated that infiltration techniques are not achievable.

25.04.2022 Having a look at the Site Layout Plan, it showed the proposed surface water drainage discharges into a surface water soakaway and the treated foul effluent discharges into a drainage field. The Foul Drainage Assessment Form (FDA1 Form) should confirm the distance of the treatment plant and soakaway from the proposed and existing dwellings on the site.

You could attach a drainage condition to request for drainage details and calculations:

Drainage Comment:

All correspondence/feedback must be directed through to Shropshire Council's Development Management Team.

1. Condition:

No development shall take place until a scheme of surface and foul 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.

Comment:

No details of the percolation tests and sizing of the proposed surface water soakaways have been supplied. Percolation tests and sizing of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus an allowance of 40% for climate change. Alternatively, we accept soakaways to be designed for the 1 in 10 year storm event provided the applicant should submit details of flood routing to show what would happen in an 'exceedance event' above the 1 in 10 year storm event. Flood water should not be affecting other buildings or infrastructure. Full details, calculations, dimensions and location of the percolation tests and the proposed soakaways should be submitted for approval.

Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

If non permeable surfacing is used on the new access, driveway and parking area or the new access slopes toward the highway, the applicant should submit for approval



a drainage system to ensure that no surface water runoff from the new access run onto the highway.

Full details, plan and sizing of the proposed package sewage treatment plant including percolation tests for the drainage field should be submitted for approval including the Foul Drainage Assessment Form (FDA1 Form). British Water 'Flows and Loads: 4' should be used to determine the loading for the package sewage treatment plant and the sizing of the package sewage treatment plant and drainage fields should be designed to cater for the correct number of persons and in accordance with the Building Regulations H2. These documents should also be used if other form of treatment on site is proposed.

#### **4.1.7 SC Affordable Housing**

23.02.2022 No objection. The proposed development falls below the threshold by which the Local Planning Authority are able to require a contribution towards affordable housing. Therefore, no affordable housing obligation is applicable in this instance.

#### **4.1.8 Shropshire Hills AONB Partnership**

01.02.2022 The Shropshire Hills AONB Partnership is a non-statutory consultee and does not have a role to study the detail of all planning applications affecting the AONB. With or without advice from the AONB Partnership, the planning authority has a legal duty to take into account the purposes of the AONB designation in making this decision and should take account of planning policies which protect the AONB, and the statutory AONB Management Plan. Our standard response here does not indicate either an objection or 'no objection' to the current application. The AONB Partnership in selected cases may make a further detailed response and take a considered position.

### **4.2 Public Comments**

4.2.1 This application was advertised via notice at the site and newspaper advertisement. The publicity period expired on the 28.02.2022 and two objections were received on the following grounds:

- Overdevelopment.
- The number of dwellings granted initially has increased from two to five.
- Approval was granted for storage purposes and assurance was provided that residential use would not be permitted whereas conversion to a 3-bedroom dwelling is now proposed.
- Approval of the proposal would result in the existing dwellings losing the storage facility, some garden parking and manoeuvring area.
- Diddlebury Parish Flood Action Group have stated that they would like to see calculations relating to the size of the proposed soakaway for roof water. The surface of the area in front of the building should be of gravel or other

permeable material to minimise run off.

## **5.0 THE MAIN ISSUES**

- Material planning history
- Principle of development
- Ecology
- Area of Outstanding Natural Beauty
- Other matters

## **6.0 OFFICER APPRAISAL**

### **6.1 Material Planning History**

6.1.1 Barn 'A' is a brick-built structure with a clay tiled roof. This building comprises of two dwelling units and is positioned to the south western side of the Dutch barn. 'Barn B', meanwhile, comprises of three dwelling units and sits to the south east of the Dutch barn. This is an L-shaped, part stone, brick and timber clad structure beneath a clay tile roof, with its north western elevation running parallel with the Dutch barn.

6.1.2 The Dutch barn subject to this planning application has been converted for domestic ancillary storage and refuse purposes for the residences in barn conversions A and B under planning permission 21/00564/FUL. The officer report explains that it was previously intended that the building was demolished to ensure that there was no agricultural use on site which could be detrimental to residential amenity. The approved plans illustrate barn type doors and windows on the rear both at ground floor level.

### **6.2 Principle of development**

6.2.1 The building lies outside the built-up areas of the nearby settlements, in open countryside, where avoiding sporadic new housing is a key objective of both national and local planning policy. However, Parts 5 and 16 of the National Planning Policy Framework (NPPF), the Council's Core Strategy Policy CS5, and Policy MD7a of its SAMDev Plan do enable open-market residential conversion of existing rural buildings which have intrinsic value as 'heritage assets'. Policy MD7a stipulates that the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding.

6.2.2 Policy CS6 of the Core Strategy advises that all new development must respect the local distinctiveness, protect, restore and enhance the natural, built and historic environment as well as be appropriate in scale, density, pattern and design, taking into account the local context and character. This includes features which contribute to local character. Policy MD2 of the Site Allocations and Management of Development (SAMDev) Plan further builds on this, advising that new development must contribute to the form and layout of existing development and the way it functions, including building heights and lines, scale, density, plot sizes and local patterns of movement.

- 6.2.3 The council's SC Historic Environment advise that no conservation objections were raised to the Dutch barns being used as storage to reduce any requirements for additional outbuildings in connection with the residential use of the site. Further that the level of alteration already undertaken and proposed in the current application would not accord with the policy MD7a. Further that the proposal would also not accord with MD7a as it would not entail the conversion of existing historic fabric being predominantly new work to a building which is not a non-designated heritage asset.
- 6.2.4 Alterations have already lawfully been undertaken to the Dutch barn under the provisions of planning permission 21/00564/FUL and it is considered that these external alterations retain some of the functional and utilitarian characteristics of the former open sided building. The SC Historic Environment comments indicate that on conservation grounds these were justified for storage purposes to reduce any requirements for additional outbuildings in connection with the residential uses. In addition to the aforementioned considerations the location of the development in the countryside and in an Area of Outstanding Natural Beauty would provide justification on visual amenity to utilise the Dutch barn for storage purposes in connection with the adjacent residences. It is considered that removing this storage facility could result in detrimental impact on these grounds.
- 6.2.5 The proposal would result in further alterations to building work already undertaken to the Dutch barn including the introduction of windows at first floor level and the gables and the alterations of the windows and doorways and ground floor level. It is considered that these proposals would result in a building which is much more residential in appearance in comparison with the existing appearance of the altered building. It is considered that the loss of the former Dutch barn for domestic storage purposes and its development for residential purposes with the extent of alterations proposed would be unacceptable and would be detrimental to the rural amenities of the area which forms part of an Area of Outstanding Natural Beauty.

### **6.3 Ecology**

- 6.3.1 The planning application is accompanied by an Ecological Appraisal Phase 2 Surveys for Bats (August 2018) and a letter dated 29.10.2019 (Greenscape Environmental Ltd) Covering Barn A to two dwellings. The council's SC Ecology initially advised that additional information was required in relation to bats and in the absence of this information a recommendation of refusal made since it is not possible to conclude that the proposal will not cause an offence under the 2017 Conservation of Habitats and Species Regulations (as amended). Following the submission of additional information comprising photographs this position was revised and it is now not considered that additional survey work on bats is required.

### **6.4 Area of Outstanding Natural Beauty**

- 6.4.1 The application site is located within the AONB and the NPPF states great weight should be given to conserving and enhancing landscape and scenic beauty in the AONB. There is also a statutory requirement to have regard to the AONB Management Plan.
- 6.4.2 It is considered that the loss of this existing storage facility for the existing

residences could result in detrimental impact in amenity and visual impact terms as refuse and other ancillary residential storage within the building will no longer be required. On this basis it is not considered that the policy and statutory requirements applicable in the AONB are not complied with.

## **6.5 Other Matters**

6.5.1 Objections have been raised in relation to the adequacy of the surface water soak-ways shown on the plans. These objections have been considered by the council's SUDS who do not raise any objections on this basis.

## **7.0 CONCLUSION**

7.1 It is considered that the loss of the former Dutch barn for domestic storage purposes and its development for residential purposes with the extent of alterations proposed would be unacceptable and would be detrimental to the rural amenities of the area which forms part of an Area of Outstanding Natural Beauty.

## **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:

National Planning Policy Framework (NPPF)

Core Strategy and Saved Policies:

CS5, CS6, CS17

Site Allocations and Management of Development (SAMDev)

MD2, MD7a, MD12 & MD13.

### RELEVANT PLANNING HISTORY:

18/05568/FUL Conversion of barns into two dwellings, and installation of septic tanks Approved 20.02.2019.

19/02335/DIS Discharge Conditions 3 (Barn B - demolition and EPS licence), 4 (materials), 5 (masonry), 6 (fenestration), 7 Discharged 01.07.2019

19/05079/AMP Non-material amendments to planning permission No. 18/05568/FUL (revised style and colour of timber cladding on Granted 03.12.2019

19/04891/FUL Conversion of barn into two dwellings, alterations to existing vehicular accesses and installation of septic tank Granted 02.03.2020

20/01483/AMP Non-material amendment to planning permission No. 18/05568/FUL ('Barn B' - repositioning of flue, and insertion of new window on southeast gable) Granted 22.04.2020

20/01717/FUL Conversion of barn into 2 No dwellings, alterations to existing vehicular accesses and installation of package treatment Granted 07.09.2020

20/03877/FUL Conversion of Barn B to 3No. dwellings; alterations to existing vehicular accesses and installation of package treatment Granted 20.01.2021

20/04524/DIS Discharge Conditions 6 (landscaping along southeast access track - revised details), 7 (resurfacing of access tracks), 8 Discharged 01.12.2020

20/01214/DIS Discharge Conditions 3 (materials), 4 (masonry repairs), 5 (fenestration) and 6 (landscaping) of planning application No. 19/04891/FUL (for conversion of barn into two dwellings, alterations to existing vehicular accesses and installation of septic tank) Discharged 22.04.2020

21/00564/FUL Conversion of Dutch barn into storage and garage spaces for the residents of barns A and B of Hale Barns and revised access arrangements to include the formation of a new stretch of driveway (amended description) Granted 27.05.2021

21/04725/AMP Non-material amendment to planning application number 21/00564/FUL Granted 25.10.2021

#### 11. Additional Information

[View details online:](#)

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R5Z0VGTDKYA00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) Councillor Ed Potter
Local Member  Cllr Cecilia Motley
Appendices APPENDIX 1 – Reason for refusal

#### **Appendix 1**

That planning permission is refused for the following reason:

It is considered that the loss of the former Dutch barn for domestic storage purposes and its development for residential purposes with the extent of alterations proposed would be unacceptable and would be detrimental to the rural amenities of the area which forms part of an

Area of Outstanding Natural Beauty and would contravene the provisions of policies CS6, CS17 of the Core Strategy (2011) and MD7a, MD2 and MD12 of the SAMDev (2015).