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## Appeal Decision

Site visit made on 7 August 2025

by **D Wilson BSc (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 2 September 2025

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**Appeal Ref: APP/L3245/W/25/3367797**

**Agricultural Land, Cutbury Hollow, Fitz, Shrewsbury SY4 3AS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
  - The appeal is made by Mr M Jarvis against the decision of Shropshire Council.
  - The application Ref is 25/00753/AGR.
  - The development proposed is erection of an agricultural storage/shelter building.
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### Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for erection of an agricultural storage/shelter building at Agricultural Land, Cutbury Hollow, Fitz, Shrewsbury SY4 3AS in accordance with the application 25/00753/AGR and the details submitted with it.

### Preliminary Matters

2. Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the Order) establishes that agricultural development on units of 5 hectares or more is permitted development subject to certain restrictions, limitations and conditions. The Council accepts that the proposal would be within the limitations imposed by paragraph A.1 of the Order. However, paragraph A.2 (2) (i) of Part 6 of the Order requires an application to be made as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building. These are the only matters for consideration in such an application.
3. There is no statutory requirement to have regard to the development plan as there would be for development which requires planning permission. As such, I have had regard to the policies of the development plan and the National Planning Policy Framework (the Framework) only in so far as they are material to the matters for consideration.

### Main Issue

4. The main issues are the effect of the proposed siting, design and external appearance of the building on the character and appearance of the area.

## Reasons

5. The appeal site is a large and open parcel of land which is mostly laid to grass. There are two dwellings located opposite the appeal site, but the wider area contains mostly agricultural fields with pockets of woodland which results in a distinctly open and rural character and appearance.
6. The proposed building would be located centrally within the appeal site and due to the lack of built form within the area it would be visible from the road and surrounding area. However, the simple and functional appearance of the building would mean that it would clearly sit as an agricultural building and views would be mitigated by the sloping levels which fall from the road.
7. The Council consider that the building would not be related to any existing farm complex or existing development. However, it is evident that there is a need for the building for agricultural purposes and the position within a central location is not unreasonable. The siting of the development closer to the road would increase the prominence of the building and would be more harmful than the appeal scheme.
8. While the Council consider that the proposed development would result in visual clutter, on the basis that the building would be the only one on the parcel of land it would not result in a cluttered appearance. Instead, it would be utilitarian in appearance and would sit comfortably within the rural context of the wider area.
9. I therefore conclude that the proposed siting, design and external appearance of the building would not harm the character and appearance of the area.

## Other Matter

10. The building has been positioned in order to ensure it would be safe from flooding and in this regard, it would be located outside of any flood zones.

## Conditions

11. Paragraph A.2 of Part 6, Class A of the GPDO stipulates the development must be carried out in accordance with the details approved, except to the extent otherwise agreed in writing with the local planning authority and the development must be carried out within a period of 5 years from the date on which approval was given. The developer must also notify the local planning authority in writing within 7 working days of the date on which the development is substantially completed.

## Conclusion

12. For the reasons given above the appeal should be allowed and prior approval should be granted.

*D Wilson*

INSPECTOR