

Committee and date

South Planning Committee

9 December 2014

Development Management Report

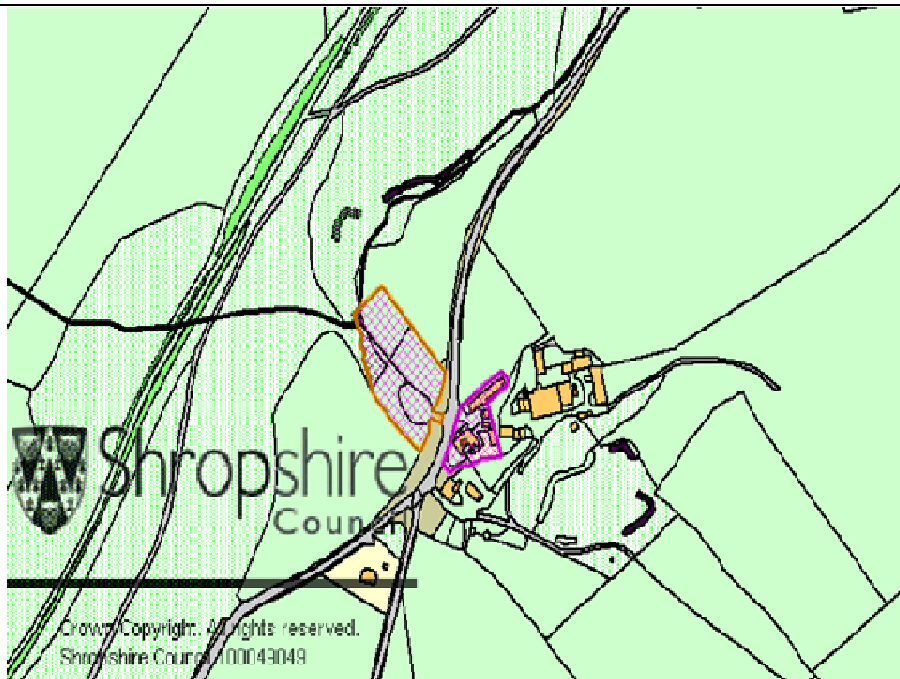
Responsible Officer: Tim Rogers

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Summary of Application

Application Number: 14/02184/FUL	Parish:	Much Wenlock
Proposal: Erection of two tourist accommodation blocks with meeting room; creation of parking areas; demolition of derelict outbuilding; and installation of sewage treatment plant (amended description)		
Site Address: Wenlock Edge Inn Easthope Much Wenlock Shropshire TF13 6DJ		
Applicant: Longville Arms Ltd		
Case Officer: Heather Bradley	email: planningdmse@shropshire.gov.uk	

Grid Ref: 357028 - 296285



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Contact: Tim Rogers (01743) 258773

Recommendation:- Grant Permission subject to satisfactory resolution of Natural England's drainage concerns, a Section106 Agreement to ensure the holiday accommodation remains part of the business of the Wenlock Edge Inn Public House and the conditions set out in Appendix 1 – with delegated authority to amend/add to the drainage conditions if required as part of resolution of Natural England's concerns.

REPORT

1.0 THE PROPOSAL

1.1 This application seeks full planning permission for the following: -

Erection of two tourist accommodation blocks and meeting room;
Installation of Sewage Treatment Plant;
Extension of existing car park;
Demolition of existing outbuildings;

1.2 The application as originally submitted included a proposal for the conversion of an existing outbuilding adjacent to the pub to a shop and formation of 15 parking spaces. These two elements of the scheme have been withdrawn in light of concerns raised by the Highways Development Control Officer.

The amended plans submitted also removed the two storey section from Block A, proposes a relocation of the units to provide a landscaping strip, relocated the position of the proposed Sewage Treatment Plan and amended the design of the car park so it is less formally set out.

1.3 The accommodation is proposed to consist of two detached buildings both constructed with timber clad walls under a tiled roof, the materials to be agreed (named as block A and B on the plans): -

1.4 Block A: -

This building is proposed to be sited along the north eastern side of the site and would provide three double bedrooms with ensembles, a meeting room with WC and boiler room. The building is proposed to measure approximately 21m in width by 6.5m in depth, it would be single storey with a height to the ridge of approximately 4.4m and an eaves height of approximately 2.4m.

1.5 Block B: -

This building is proposed to be sited to the north west and would provide four double bedrooms with ensembles. It is proposed to measure approximately 14.8m in width by approximately 6m in depth. Like block A the building is proposed to be single storey and of the same height.

2.0 SITE LOCATION/DESCRIPTION

2.1 The application site comprises of a parcel of land to the west side of the B4371 (Much Wenlock – Church Stretton road). Opposite the site is the Wenlock Edge Inn, a public house which has been shut since March 2013. The applicants are the new owners of the public house.

2.2 The land subject to the main part of the application (holiday accommodation, treatment plant and car park extension) is relatively flat and made up of a roughly gravel area and open grass land. To the north west and north east sit open fields which are part of the Wenlock Edge Site of Special Scientific Interest (SSSI). An open wire fence with sparse tree planting defines the boundary. This land slopes gently up away from the site to Ippkins Rock which gives views across the landscape towards Hughley and Church Preen. To the south west are further open fields, the boundary is defined by a mature row of trees. A Shropshire Country Wildlife site is to the north west of the small coppice of trees which lie between the uppermost section of the site.

2.3 The application site itself falls within the Shropshire Hills Area of Outstanding Natural Beauty (AONB), the boundary of which runs along the B4371 road, resulting in the pub itself and land on the south east side of the road being outside the AONB.

2.4 The nearest neighbouring residential properties are located alongside and to the rear of the Wenlock Edge Inn.

3.0 **REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

3.1 The application has been called in by the Local Member and following discussion with the Planning Chairman and Planning Manager it is agreed due to the locally sensitive nature of the area and level of public interest the application should be determined by the Planning Committee.

4.0 **Community Representations**

4.1 - Consultee Comments

4.1.1 Parish and Town Council Consultation – The Wenlock Edge Inn and the application site are located in the Much Wenlock Parish, however the existing hedge/fence line along the south west of the site also marks the border with Easthope Parish. The the north west sits the boundary with Hugley Parish. As a result of the close proximity of the application site to these parishes it was considered appropriate to consult all three parishes.

4.1.2 Much Wenlock Town Council – Object – Development of the car park is not appropriate;

4.1.3 Easthope, Shipton and Stanton Long Parish Council – Object –

The Parish Council agrees with the comments from the Shropshire Hills Area of Outstanding Natural Beauty submitted recently.

The Much Wenlock Neighbourhood plan should also be noted when considering this application.

It is unclear from the application how the development could affect the nearby Site of special scientific importance.

The site is separated from the development by a post and rail fence only. The site is designated because of the nature of the grassland and therefore could be affected by change to the surrounding area.

Despite no objection from the Highways team their comments do not seem to address the new car park on the same side of the highway as the pub. Visibility is poor looking towards Much Wenlock. The Parish Council and community have concerns about the proposed extra use of the exit. The Parish Council visited the site and had a thorough look at the proposal and site.

The Parish Council would like the pub to re open and accepts to make this economically viable the site needs to be developed to enhance the viability of the site. However it is felt the proposals in the application are not sustainable or suitable in the landscape of Wenlock Edge.

The Parish Council has no objection to the demolition of the fondly remembered village hall.

4.1.4 Hughley Parish Council - No response received;

4.1.5 Parish and Town Council re-consultation on Amended scheme: -

4.1.6 Much Wenlock Town Council – Objects - The Council strongly objects on the grounds that:

In accordance with the National Planning Policy Framework the application does not demonstrate a need for this development in the proposed location, and would be best developed on the same side as the Inn.

The proposals do not meet the requirements for development in an AONB in terms of scale and design as set out in the Shropshire Core Strategy.

The proposed development is contrary to policies CS5, CS6, CS13, CS16 and CS17 in the Shropshire Core Strategy.

It is contrary to the Neighbourhood Plan Policy LL3 because it detracts from the connectivity between wild life areas and green space on the west side of the B4371.

It is not compatible with the Shropshire Hills AONB Management Plan.

The Council does not agree that the six bedrooms on the east side in the Inn cannot make a significant contribution to the finances of the business. In 2002 they contributed £24,478 to that business.

- 4.1.7 Easthope, Shipton and Stanton Long Parish Council – The Parish Council welcomes the amendments to the application removing parking from the pub side of the road however it feels the comments made already and slightly amended still remain.

Easthope Shipton and Stanton Long Parish Council still objects to the development of holiday accommodation on the car park of the Wenlock Edge Inn.

The Parish Council agrees with the comments from the Shropshire Hills Area of Outstanding Natural Beauty submitted recently.

The Much Wenlock Neighbourhood plan should also be noted when considering this application.

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The Parish Council has no objection to the demolition of the fondly remembered village hall.

- 4.1.8 Hughley Parish Council – No response received;

Internal Council consultees: -

- 4.1.9 SC Drainage – No objections subject to conditions requiring details of surface water drainage; The surface water drainage system will need to accord with policy RF.2 of the Much Wenlock Neighbourhood Plan;

SC Drainage – Response to sewage treatment plant drawing – detail does not show the capacity of the treatment plant.

The method of treated effluent disposal, and if appropriate, percolation tests for the drainage field soakaways should be submitted for approval including the Foul Drainage Assessment Form (FDA1 Form).

Details of the surface water drainage system required; - This and the above details can be dealt with via planning conditions;

4.1.10 SC Highways Development Control – Initial comments – No objections – the access and car parking provided for customers of the public house and those occupying the proposed accommodation blocks would be adequate;

SC Highways Development Control - Additional comments in response to third party objection -

- The access is satisfactory for its current unrestricted use and that likely to result from the proposed development;
- The visibility distances quoted by a third party does not correspond with those published in current national documentation, although it is accepted that previous documents recommended greater visibility distance but modern vehicle design and improved stopping distances have reduced these;
- Although maintenance work is required to the overgrown trees/vegetation the visibility splays can be easily restored;
- One concern arising from further consideration of the application is the proposed car parking for 15 spaces on the public house side of the road.
- There is an existing vehicle access which only provides means of servicing the public house and the agricultural land to the rear – concerned that the visibility for drivers emerging from this access is substandard and whilst could be brought up to an acceptable standard by setting back the hedge line on the apex of the right hand bend, this land doesn't appear to be within the applicants control;
- It is recommended that no customer parking is provided on the public house side of the road;

4.1.11 SC Rights of Way – The proposal does not affect any recorded public rights of way. The path which runs from Wenlock Edge to the public house appears to remain available if the development takes place.

4.1.12 SC Ecology - Initial response – Additional information requested in the form of the following: -

Additional assessment of potential impacts on SSSI and the Wenlock Edge Local Wildlife Site;

Ecological Assessment to include an extended phase 1 habitat survey; bat survey and dormouse survey;

The site is within a Environmental Network and the application needs to demonstrate how the development promotes the preservation, restoration and re-creation of priority habitats and ecological networks;

SC Ecology - Further response in light of Protected Species Survey Report by Shropshire Wildlife Surveys dated June 2014 – Additional information is required as follows: -

Additional assessment of potential impacts on SSSI and the Wenlock Edge Local Wildlife Site;

Bat loft needs to be shown on elevation and floor plans;

Details of treatment plant required;

Any trees or shrubs to be removed should be shown on plans;

SC Ecology – Final response 18th November 2014 – Provided Natural England are satisfied that there will be no significant adverse impact on the Wenlock Edge SSSI this would overcome the Ecology objection.

The proposed bat loft should be shown on the elevation and floor plans.

- 4.1.13 Natural England – 12th June 2014 - The site is adjacent to Wenlock Edge Site of Special Scientific Interest (SSSI) - Additional information is requested regarding the impact of the development on the SSSI; Recommend consultation with Shropshire Hills AONB; The LPA should consider the impact on local sites (biodiversity and geodiversity); local landscape character and local or national biodiversity priority habitats and species;

Natural England - 27th November 2014 – Additional information is required in the form of a plan showing the SSSI boundary in relation to the development; Detail of the quality of the treated effluent; details of percolation tests for the foul drainage;

- 4.1.14 Shropshire Wildlife Trust - Holding Objection - There appears to be no ecological survey provided with this application. Given the nature of the site and the high ecological value of the surrounding area (much of which is subject to protective designations) an ecological survey or assessment is clearly required to enable an informed planning decision.

Shropshire Wildlife Trust – No response received regarding additional information and Ecology Survey;

- 4.1.15 Shropshire Hills AONB Office – Object –
Wenlock Edge is an iconic feature of the Shropshire Hills AONB and a very important location for visitors;
Travelling south along the Edge from Much Wenlock the location is significant in landscape terms as being the first real place where landscape and views open out to the west of the road. This is made more valuable by the presence of industrial development further north along the Edge;
The development would compromise this quality to a significant degree;
The AONB partnership support a sustainable approach to tourism in the AONB – there is scope to develop further facilities for the Inn on the eastern side of the road;
- 4.1.16 South Shropshire CPRE – Object –
The applicant fails to demonstrate a need for the development;
It would be better developed to the east of the main road close to the Inn and outside the AONB;
The development would be isolated, out of scale, badly designed and would erode the countryside;
The development would not help sustain the well-being of the local community;
The proposed development is a poor example of Shropshire Council working with the applicant to encourage appropriate economic activity in this rural area;
The scheme fails to include local opinion; fails to preserve tranquillity;
Results in loss of wilderness and damages the special qualities of the area;
The scheme fails to relate to most facets of paragraphs 115 and 116 of the NPPF and Local plan policies CS16, CS17, CS13, CS5;

4.1.17 Bridgnorth CPRE – object –

The pub is an attractive traditional country pub surrounded by equally attractive setting – It is an internationally renowned AONB;

The proposal would fail to preserve and enhance the character and appearance of Wenlock Edge and would cause irrecoverable harm;

4.1.18 National Trust – Object –

Although we would welcome the re-opening of the Wenlock Edge Inn – the harm that the development would cause to the Shropshire Hills AONB outweighs this benefit and would be contrary to the principles and policies of the National Planning Policy Framework;

The development would be harmful to the Wenlock Edge;

We would in principle support suitable alternative proposals for development on the east side the B4371;

The Trust owns, protects and provides public access to extensive areas of Wenlock Edge including Ippikin's Rock; Easthope Wood; and Ippikin's Meadow - the flower-rich limestone grassland immediately neighbouring the application site.

The car park alterations appear to increase the hardened area west of the B4371 to about twice its current extent.

There are no buildings west of the B4371 in this vicinity. Even allowing for the car park, the land west of the road has an open and undeveloped aspect. The curve of the road makes this area particularly prominent to passing traffic. It can also be clearly seen by walkers on National Trust land. The introduction of buildings and extension of hardened car park on this side of the road would unavoidably harm the open landscape of the area.

The development would harm the Shropshire Hills AONB and potentially the Wenlock Edge SSSI

National Trust – response to amended plans: -

The revisions are an improvement on the original proposal but the development would still entail the construction of two free-standing buildings and a significant extension of the hardened car park in the open countryside of the AONB in a prominent location.

The introduction of the buildings and the extension of the car park would harm the natural beauty of the AONB.

The Trust considers that this harm would not be outweighed by the benefits of the proposal and maintains its objection.

4.1.19 Much Wenlock Civic Society – Object –

The planning authority should refuse this application in its present form as it is not consistent with policies for the AONB and the recently approved Much Wenlock Neighbourhood Plan;

The development would adversely impact an important view;

Development west of the B4371 would increase the danger of accidents;

The Civic Society has never supported development on this side of the B4371 – the implication in the application that we have is at best seriously misleading;

The development does not respect the vernacular architecture required under present policies;

4.1.20 Ramblers Association – No response received;

4.1.21 Shropshire Fire and Rescue – No Comment;

4.2 - Public Comments

4.2.1 This section of the will first set out the responses received to the proposal as originally submitted before covering the responses received following a re-consultation on the amended scheme: -

Petition of 493 Signatures against proposal;

4.2.2 Letter of 'Community Objection' – signed by 24 People all of whom has also objected individually.

The community objection contains the following: -

Passionate about the Wenlock Edge as a community and individuals;
Copy of the speech made by Local community to the Much Wenlock Town Council Parish Meeting on 03rd June 2014 setting out objections - that the scheme will harm to Tranquillity of the Wenlock Edge and Shropshire Hills AONB;
Notes that rock samples of the Wenlock Edge can be seen at the 'Pitt Rivers' Museum in Oxford;
Photographs of site in the past and present states, photos of local wildlife captured this year;
Extracts from books by writers who have commented on and been inspired by the Wenlock Edge;
Evidence of historical community use of hall and public house, including use of the former petrol garage at the pub;
Evidence of the right of way;
Copy of objections submitted individually;
Copy of Much Wenlock Neighbourhood plan;
Copy of the planning application documents;
Copy of Natural England Guidance on SSSI's
Copy of Shropshire hills AONB objection with an added community comment that the objection is perfect and AONB understands;

4.2.3 Chairman of Bridgnorth and District Tourist Association – Object as it stands;

The proposed development is sited in what presently is in an open area and fields directly adjacent to (if not actually in) the AONB, the National Trust, Wenlock Edge and a notable viewpoint Ippikin's Rock.

In all my 50 years experience of providing tourist accommodation fail to see how more than doubling the number of letting rooms can be profitable if one cannot consistently fill the present number;

If the Wenlock Edge Inn is so unviable as a business, why purchase in the first place?

May support an application to enhance the accommodation if positioned on the pub side of the B4371;

4.2.4 54 objections: -

4.2.5 **Detrimental impact on AONB/landscape and visual amenity: -**

Wenlock Edge has been there for over 400 million years, is an SSSI and in an AONB;

It is one of the seven natural wonders of the Midlands it is a very special and sensitive place;

The Wenlock Edge is a great asset both to visitors to the area and the local communities;

Portsmouth University have visited Hill Top Farm for the past 30 years, just to study this historic rock formation;

The relatively unspoiled character of the Easthope area is rare even in this county;

Would affect landscape, is part of the open countryside;

The proposals are out of context and views within and out of the AONB would be compromised;

Any development in a protected landscape of undeveloped land would be harmful;

To lose the historical unbroken escarpment of the Wenlock Edge limestone, as highlighted in the Pitt Rivers museum in Oxford, which catalogues the importance of this Silurian limestone would be very wrong;

The open vista towards the West and even from the pub terrace itself is a notable feature and should be preserved;

A building or buildings of the construction and position proposed would be blight on the landscape which at present attracts a great many visitors to this area;

There is no development on the edge side of the B4371 from Lea Quarry to Longville and this must remain non-negotiable;

The building would detract from the beautiful countryside - which is visually unacceptable;

The countryside is constantly under threat from developers with only financial gain in mind and the long term view should be taken to preserve our historic landscape;

The proposal contradicts all of the guidance for allowable development in an AONB as described in the NPPF - paras - 115,116 and 118;

It conflicts with the AONB management plan, Core Strategy and SamDev;

The impact on the landscape should the pub fail, with further buildings left to dereliction or planning being sort for residential buildings on the site of the existing wooden two storey structures, would be disastrous;

Building on this proposed site of AONB will set a bad precedent for future urbanisation of the area;

The B4371 is essentially the gateway to The Stretton Hills and this development will have an irreversibly negative effect on the area, as such a real 'blot' on the landscape;

The current appearance of the car park is unobtrusive, with pale gravel and soft edges creating minimal impact on the landscape. The proposed scheme provides parking for 66 cars in a very structured and formal layout. The applicant states that there is currently parking for 51 cars and this does not truthfully reflect the current situation;

The proposed two tourist accommodation blocks are in an Area of Outstanding Natural Beauty (AONB) and as such this development is contrary to the principal of

this designation, which is to preclude this form of conflicting development from it;
The proposed development is insensitive and fails to protect and enhance the site and would result in a detrimental impact upon the exceptional visual quality of the area and the wider landscape;

It is vital that we conserve and preserve the amenity for future generations;

I live in Australia but when I last visited England I visited the pub and enjoyed the experience – I would like to visit it again to enjoy the beauty it is situated in. The Wenlock Edge is an unspoilt escarpment – note unspoilt;

The Wenlock Edge views should be accorded similar protection to a number of views of St Paul's in London – which are protected by law;

The recent depositing of ballast already has an adverse impact – degrading the scenic beauty;

Building in should not be allowed so close to a beautiful location such as Ippikins Rock;

The area should be left as it is;

It would, as H.R.H so delicately put it be a "*monstrous carbuncle on the face of a much loved and elegant friend.*"

The fact that the site is within an AONB should not be so lightly glossed over;

The site is part of the open countryside, and neither visually contained or part of the cluster of development on Hilltop, being separated by the B4371;

The existing space used as a car park occupies less than half of the site;

The scheme would damage rather than support tourism by altering the landscape and spoiling access to Ippikins Rock;

Wenlock Edge has inspired artists and writers from Mary Webb to A E Housman and with its geological credentials probable influenced Charles Darwin – This makes the area of Shropshire of paramount national importance and needs to be protected for future generations;

4.2.6 **Design of proposed buildings: -**

building 'wooden ranch style' accommodation on the area previously a car park (opposite the site of the pub) would be out of character and seriously detrimental to the attractive surroundings which draws people to such an idyllic spot.

The materials and appearance ignore local vernacular - All the buildings at hill top and in Easthope are made from stone. Wenlock Edge is famous for limestone; The wooden structure proposed is visually unacceptable and in no way in keeping with any local building structures, the two storeys impacting heavily on the skyline above any hedging and trees that already exists.

The significant number of car park spaces on both sides of the road are unacceptable - ugly, replace green space and are out of scale - increasing the impact of the buildings on the landscape.

The scheme would represent overdevelopment;

4.2.7 **Highway Safety: -**

The B4471 will runs through the middle of the site;

The holiday makers on the new site would inevitably be crossing the road to reach the pub/shop and this is not a very easy/safe road to cross - particularly for children;

Speeds are very high as vehicles descend from a high point further up the road. It is on a bend;

There have been 13 accidents on this stretch of road since 1996, and a fatal accident prior to 1996;

If further car parking was situated on the pub side, what would be the breaking speed people would need to turn back on themselves into a car park, would highways need to put in a deceleration lane?

As a professional transport planner with thirty-six years experience and have dealt with, inter alia, hundreds of residential planning applications. I am very surprised that Highways officers have raised no objection to this application;

The main road serving both proposed car parks is derestricted with a 60mph speed limit;

Visibility leaving the detached car park is acceptable to the left, but is significantly below standard to the right. According to normal standards there should be over 200m available visibility for a 60mph road; whereas in fact there is less than 100m. It is not valid to claim that the existing junction operates successfully, it is the considerable intensification of use of the junction, on both sides of the road, that should have alerted the highway officers to the safety implications of the application;

There is no speed survey; transport plan or formal Safety Audit accompanying the application to confirm the junction is acceptable;

It should be remembered that visibility distances are there to protect all parties on the road - Without any of this evidence and with the intensification of use of the junction, do not understand the response from Highways;

Having accommodation units across the B4371 from the Pub the potential risk of children wandering unsupervised into the path of vehicles travelling on a de-restricted unlit country road is, in my opinion, very high;

The Councils Highway planners need to attend site and seek clarification on these matters and confirm my fears that this could become a serious accident blackspot and that planning should not be allowed on these grounds;

The proposals allow for 15 car parking spaces on the East side of the B4371, where none exist at the present, thereby greatly increasing traffic movements on a high speed blind bend as traffic approaches the Pub from Much Wenlock;

The gravel has also meant that cars cannot safely pull in to allow children to get the school bus;

4.2.8 Additional comments to Highways Development Control Officers response: -

Pleased to see that the Councils highways officers promoted by objects has realised there is an issue with visibility associated with this application and it is agreed that visibility to the right from the pub side is unacceptable;

However the proposed solution is questionable, and reference to the highways assessment being based on potential car parking use of the public house in its present form cannot be appropriate in this application because the development proposes new car park in addition to the existing;

Still question the Highways officer calculation for visibility requirements for a 60mph road;

The highways report to committee should detail the Councils visibility calculations in order for them to be understood by objectors;

4.2.9 Need: –**Need for holiday accommodation: -**

The application is premature as there are already 5 existing's letting rooms available and a self-contained holiday let;

There is no evidence that a serious market appraisal has been undertaken to demonstrate a need or economic benefit to the area. If this further development is built it could impact on existing local bed and breakfast businesses and holiday lets. This would then in turn damage the local rural economy.

The Shropshire Hills & Ludlow Area Visitor Survey Research Report 2013 it states that 91% of visitors associated high quality unspoilt countryside with the Shropshire Hills and Ludlow area. This document does not draw any conclusions from this research that there is a shortage of tourist accommodation in this area;

There is sufficient low cost accommodation locally to supplement what the Wenlock Edge currently able to offer - Plenty of B&B's ,self-catering and campsites (1 in Easthope, 1 on Wenlock Edge and 1 in Hughley) as well as Wilderhope Manor YHA (75 beds) , Stokes Barn Bunkhouse(44 beds) plus the 5 double rooms that already exist at the Wenlock Edge Inn;

If there is such a need for tourist accommodation why has the applicant not opened up the Longville arms and the Wenlock Edge Inn – both of which have letting rooms available;

Will not provide employment for the local population as there cannot be many chefs, hotel manager and the like living in the local area;

Tourism here is highly seasonal and most of the existing hotels, guest houses, B and B's, campsites operate empty or well below capacity for much of the year;

Need for meeting room: -

The applicant proposes a meeting room after 'local consultation'. There are several meeting areas/halls in the locality already - in Easthope we often use the church, we use Brockton school hall, Shipton village hall, and Rushbury Village Hall.

Several of these are already underused;

Need for shop: -

A local village shop on the site would have little viability as this has already been tried at The Feathers pub in Brockton and it did not attract enough trade to continue;

4.2.10 Viability of existing pub business: -

Do not agree that the Wenlock Edge is un-viable as a pub - It has always been a busy and thriving venue attracting both local and tourist trade

Concerned that a pub can be bought and left unused and neglected for as long as this one has;

Since the closure of both the Feathers at Brockton and the Wenlock Edge Inn, there are currently no local pubs in this area. This has had a detrimental effect on the social and community life here and it needs to be reopened as soon as possible.

The applicant has made no attempt to re-open the Wenlock Edge Inn either during the lucrative Christmas Period or for summer season when tourist trade reaches its peak;

The pub was mismanaged prior to its sale in 2013, but was well-frequented by both

locals and visitors and with the correct management could run viably even in the current economic climate.

It is not the responsibility of the Planning Committee to speculatively enhance the viability of a private development.

4.2.11 **Drainage:** -

The site has no mains water; there is no mention in the plan as to how a reliable supply might be provided. The pub is on a private borehole which is not wholly reliable as it ran dry in 2010/2011. There is no guarantee that it or another borehole they can provide water for these extra 7 rooms.

How would an extra borehole affect the local water supply, as Easthope has its own water.

A septic tank of up to 10,000 litres would have to be installed, the area is on rock, where and how would this happen.

The septic tank has to be at least 15m from the dwelling, if there is more than one dwelling, as in this case, it should be a minimum of 25 metres from any dwelling. If the percolation value is greater than 140, a soakaway for a septic tank cannot be used.

Rainwater cannot go into a septic tank, it must travel along a separate ditch to a watercourse.

Soakaways must be 50m from a well or borehole, bearing in mind the pub has its own borehole and so does The Firs.

Hill Top Farm has its own borehole but it is situated, a substantial distance away from the property.

It will add to pollution from waste both sewerage and rubbish on an area which is located on a SSSI site.

The flooding experienced in Southern England earlier this year gives an indication of the type of adverse effects that can occur on neighbouring sites.

4.2.12 **Biodiversity:** -

The site is close to and maybe part of the SSSI;

There are owls nesting in Ippikins Rock, a pair of red kites nesting at the moment, and several deer regularly visit the field next to the car park;

At night there would be light pollution - disturbing local wildlife in the SSSI as well as the natural beauty of the area;

The SSSI could well be compromised with pollutants from the roofing and effluents from the larger soakaway that will be needed – the existing one will be inadequate as has been proven by past experience;

No supporting evidence has been submitted to demonstrate that the proposed development will not have an adverse impact upon the SSSI;

4.2.13 **Residential amenity:** -

The neighbouring farm would have their view and levels of light adversely affected.

Disturbed by noise levels;

4.2.14 **Right of way:** -

The right of way past the pub has been there for over 88 years and has caused no problems in the past.

The submitted plans exclude the existing footpath access directly across the proposed site and should be reinstated before any further deliberation is given. The building would block direct access to Ippikins Rock – a well established walking route;

4.2.15 **Previous Planning Permission: -**

The site never had planning permission for the car park;
An application for change of use to allow the land to be lawfully used as a car park was refused by the Councils predecessors and then failed to enforce their decision – Does this Council want to be known for a similar failure in duties;
An earlier application to construct a public car park on this area BR/88/0630 was refused, so I assume the Council at that time considered it should be kept as is. (Note - Correct planning reference number is BR/87/0745 and was refused only due to safety concerns about the new vehicular access proposed)
The previously approved scheme should be re-visited as it wouldn't encroach into the open countryside and the AONB and SSSI;
I do not object to the applicant re-applying for planning permission, in line with the same plans (4th March 1996 ref BR/96/0136) for which permission was granted, this would give the applicant the opportunity to use the site of the existing function room to build self contained units and meeting room (if there was seen to be a need, on the same site as the existing pub which lies outside of the AONB).
There is already existing development in the form of the double storey residential dwelling, single storey office, letting bungalow and function room. I am in agreement with the applicant with regards to the latter – this is not viable to be reused. However, something in its place would be viable and would not have such a detrimental impact on the landscape and be much less out of context and scale than the current proposals.

4.2.16 **Other matters raised: -**

Health and Safety - What about the sheer drop from Ippikins Rock which is on the same side of the road as the proposed development. I doubt that many parents would be happy with this;

Internet and Mobile access - Business people would not find this development useful to conduct their business. The broadband for internet in this area is extremely slow and cannot support the most recent technology and the phone signal is extremely weak and at times non-existent. There is no 3G let alone 4G.

Future applications - This may be a stage 1 proposal, if the business is not viable the developer may apply for residential property on the site and it would be perceived as easier if there are already buildings on site;

Use of a "blackmail" type argument for the development - if not allowed no business at all - shows a total disregard for the important and fragile environment of the Edge.

Development like this sets a precedent and leads to slow degradation of the area;

Climate Change - The development may not be climate change proof in accordance with the core strategy. Temperatures are difficult to manage in wooden structures probably necessitating air conditioning which is not necessarily sustainable thus an energy assessment may be appropriate;

Disabled Access - Great emphasis is made in the application for the accommodation of disabled and families with young children to be able to use the new development. However there is no indication that these measures will be extend to the Public House itself, which currently does not comply with DDA legislation and will in fact isolate such people from using the entire site and the facilities available.

Legal right of way - Hill Top Farm has right of way across the car park reserved in a conveyance – this has not been taken into account in the plans;

The dumping of gravel stopping people walking on the permissive path doesn't show a developer who actually cares about the AONB or the surrounding environment;

The scheme de-values the brand and therefore commercial sustainability of the Wenlock Edge Inn;

Any decision on this application should be deferred until after the publication of the inspectors report on the SAMDev as this will give a clear idea of where and how much development can be expected;

4.2.17 3 letters of support: -

Accommodation Need: -

As a professional within Shropshire, the proposed site is an ideally situated catchment area for meeting fellow professionals within a 30mile radius i.e. Shrewsbury, Kidderminster, Hereford, Suburbs of Birmingham etc.

Many others have stated there is ample accommodation in the surrounding area, however often struggle to accommodate visitors or workers in the area unless booked months in advance or have to shift accommodation during their stay.

The existing accommodation rooms are not ideally located or proportioned and the low pub ceilings make noise an issue whilst guests have to walk through the serving areas to access their rooms. Realistically two of these bedrooms would be better suited to extra dining or allow for function rooms.

It will provide a unique and appealing premises as a meeting point which in turn will create an influx of professionals within the area.

Viability of pub: -

The pub has a great character and should be encouraged to be viable for any owner.

The pub needs to attract visitors, and coach loads of tourists to increase turnover significantly as happened in the past when the pub was thriving (Pub of the Year 2002).

The price paid for the pub was at a level that would just allow the pub to be viable, however the pub also needs significant investment in the Kitchen, Lounge, Toilets, Dining areas and Accommodation rooms to be of a standard acceptable for anything other than a pub for locals.

The location of the existing barn/ hall that could be developed unfortunately does not come with enough surrounding land to guarantee any investment could not be affected by others, in effect the neighbours could hold the pub owners to ransom by affecting the outlook.

The proposal will allow the owners the comfort to invest into the Pub and bring the whole site up to scratch whilst having the ability to attract tourists and locals alike.

Impact on local area/businesses –

The development will lead for opportunities within the area, creating a catalyst for job opportunity and development – a positive impact for the Much Wenlock parishes and the people who operate businesses within the area;

As per the Neighbourhood Plan, it is also hopeful to increase professional services and businesses within the area. As per page 6 of the plan with the intention of professionals working from home, it again provides a facility where by locals can utilise a modern, professional environment.

Design: -

The design is unobstructive and the parking facility realistic;

The materials have been proposed to be in-keeping and sympathetic to its rural surroundings;

The accommodation is well thought out and generous for modern families and visitors to area;

The proposed development whilst not ideally located has been well thought out., being a replica of the existing structure and by splitting into two, forming an 'L' shape significantly reduces the impact from the elevated approach when approaching from Much Wenlock. Some additional immediate screening for this approach would be preferable;

The general area, along with the derelict buildings will only benefit from the renovations;

Neighbour amenity –

Surrounding dwellings have no principle elevation facing on to the proposed site, apart from obviously the Inn itself, and therefore no privacy issues are raised by such a proposal.

4.2.18 Public Comments – Reconsultation: -

Petition stating the community still object – 01st August 2014 – 17 signatures;

27 Objections – Reiterating main objections still stand and that consider the amendments do nothing to resolve the harm on the AONB; SSSI, highway safety or sufficiently justify the need;

Proximity to Farm: -

The comments about the nearness of the farm are not valid as Hill Top Farm is a working farm but not an intensive one and never has been;

The buildings at the farm have been there since the 1950's and are standard steel portal framed – over the past 60 years these buildings have not caused any problem to the pub or its business by using the right of way;

If the farm is such a problem the pub would have a reputation as a place never to visit;

The applicants have never approached the landowner at the Farm to buy or exchange land;

Right of way: - Note the comments about the wish to keep the right of way clear – but why is it still blocked off by fencing?;

The public footpath reference is actually the parish boundary line;

The farms right of way have never been a nuisance or drawback in anyway to previous landlords;

As former licensees of the pub (during 1967 – 1970) we know the area and the wooden buildings will be an eyesore and will drive people away rather than attract more visitors;

Since the relaxation of the planning regulations the neighbours and local community of a proposed planning application have more say in whether they wish the proposed development to take place;

Since the application has been submitted the applicant has sprayed the whole car park area with weed killer and constructed gravel barriers – adding to a public eyesore;

Where will the water and electricity supply come from;

5.0 THE MAIN ISSUES

Planning History

Principle of development

Viability of public house and need for accommodation

Siting, scale and design of structure

Visual impact

Shropshire Hills AONB

Highway Safety

Drainage

Biodiversity

Residential amenity

Right of way

6.0 OFFICER APPRAISAL

6.1 Planning History

- 6.1.1 For the avoidance of doubt it is necessary to briefly set out the relevant planning history for this site. In 1996 planning permission (ref: - 96/0136 and 96/0137) was granted for the conversion of the existing function room to provide 6 ensuite bedrooms, and a meeting room. The conversion was never carried out.

6.1.2 Whilst not mentioned within the description the permitted plans also granted an extension to the existing car park which was shown to on the west side of the road (opposite the Wenlock Edge Inn). Notwithstanding the planning permission itself reference is made in the submitted documents under the 1996 planning file that a car park existed in the place it currently exists. A check of the planning history has established that planning permission was given on 2nd May 1962 for the construction of a car park on land opposite what was then known as the Plough Inn (ref 61/2699).

6.2 Principle of development

6.2.1 The first two questions which arise in relation to the proposed development is whether the holiday accommodation is in an appropriate location and whether it is needed to sustain the service of the existing building, currently a closed public house.

6.2.2 The Sustainable Communities Act 2007 passed 'to make provision about promoting the sustainability of local communities' requires that regard must be given to the provision of local services amongst other matters. The definition of 'local services' in this Act includes public houses which are Use Class A4.

6.2.3 The NPPF also includes social sustainability alongside environmental and economic sustainability in the presumption in favour of sustainable development. The NPPF at paragraph 7 states that the planning system should support strong, vibrant and healthy communities, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. It also states the planning system should contribute to building a strong, responsive and competitive economy and seek to protect and enhance the natural, built and historic environment.

6.2.4 Paragraph 28 of the NPPF at bullet point 4 states that in order to support a prosperous rural economy Local Planning Authorities should promote the retention and development of local services and community facilities, including public houses.

6.2.5 The important contribution of facilities and services to social and economic vitality is recognised at a local level in Policy CS1: *Strategic Approach* where it is acknowledged that intangible assets such as social fabric do contribute to the sustainability of a community. Additionally Policy CS8: *Facilities, Services and Infrastructure Provision*, recognises that facilities, services and infrastructure have a direct effect on the quality of life of Shropshire's residents and includes pubs.

6.2.6 Both national and local planning policy clearly identifies the importance of community facilities and the need to enable opportunities to retain them for the benefit of the community and economy of an area. It is acknowledged that rural pubs face a number of issues with regard to their continued operation; drink drive legislation, the smoking ban, increasing duty on alcohol sales and the easy availability of low price alcohol from high street stores and supermarkets, along with social change and economic hardship meaning a general reduction in disposable income. One way in which public houses try to remain viable is through

diversification schemes, such as providing holiday accommodation as is proposed in this case.

- 6.2.7 National Planning Policy Framework states that local planning authorities should support sustainable rural tourism developments in appropriate locations, and where they would benefit local businesses, communities and visitors and respect the character of the countryside.
- 6.2.8 Shropshire Council's own Core Strategy Policy CS16 supports the provision of high quality visitor accommodation in accessible locations served by a range of services and facilities. In rural areas it requires proposals to be of an appropriate scale and character for the surroundings, and close to or within settlements or an established and viable tourism enterprise where accommodation is required. It also emphasises the desirability of reusing existing buildings where this would accord with Policy CS5, and although the latter does provide some scope for 'new-build' aimed at diversifying traditional rural economies, such schemes must be small scale and require justification in terms of the need for the development and benefits it would bring.
- 6.2.9 In considering the need for the proposed accommodation the applicant has submitted information from Companies House demonstrating that the previous owners had a deficit of more than £500,000.
- 6.2.10 Considering this and the applicants existing knowledge of the public house trade they have submitted information which indicates that hypothetically if the pub was to re-open as existing it would result in an annual loss. Whereas if the pub had the addition of the holiday accommodation proposed there could be an annual net profit.
- 6.2.11 To ensure that the holiday accommodation and public house remain as a single planning unit and prevent the holiday accommodation from being sold off separately a legal agreement in the form of a S106 should be entered into. The S106 would seek to tie the holiday accommodation to the public house business.
- 6.2.12 Putting aside the other planning implications at this stage and purely considering the viability of the public house it is considered there is a case for the business to be diversified to ensure its retention/re-opening and holiday accommodation is one way in which this could be done. In terms of Policy CS16 it is considered that subject to a S106 to link the holiday accommodation to the public house the scheme proposed would meet the policies main objectives. Therefore there is no in principle planning policy objection to the proposal. This report will now turn to consider the other planning matters arising from the proposed development.
- 6.3 **Scale and design of structure, impact on visual amenity and Shropshire Hills AONB**
- 6.3.1 The scheme includes the proposed demolition of the existing function room, which sits to the north of the public house. The removal of this building, which is clearly no longer functional and would require sustainable works to be converted into use for accommodation, is considered acceptable.

- 6.3.2 As noted above the application site is within the Shropshire Hills AONB. The Wenlock Edge and Dales alongside the Stretton Valley are identified within the Shropshire Hills AONB Management Plan as being the heart of the AONB. The plan goes on to state that the wooded limestone escarpment of the Wenlock Edge is a major landmark running from near Much Wenlock to Craven Arms, and separates Apedale from the Corve Dale.
- 6.3.3 National and local plan policies, including the Much Wenlock Neighbourhood plan and Shropshire Hills AONB Management plan seek to protect the character and natural beauty of the AONB. The explanatory text of CS5 summarises the aims, advising that proposals which would result in out of scale or badly designed development, or which may erode the character of the countryside and the Shropshire Hills AONB in particular, will be unacceptable.
- 6.3.4 In terms of the design of the proposed units, Core Strategy policy CS6 requires development to be appropriate in scale, and design taking into account local context and character. This is supported by policy EJ7 of the Much Wenlock neighbourhood Plan which states that proposals for recreational and tourism activities and facilities will be supported providing that the siting, design and scale of the development conserves the quality of the parish's built and natural environments, including its townscape and surrounding countryside.
- 6.3.4 The two units are proposed to form an L shape, in the north corner of the section of the site which falls outside of the SSSI. Both units are proposed to be constructed with timber clad walls under a tiled roof. Whilst not of stone like the existing public house, the use of timber cladding is not considered detrimental to the rural character of the area, given its presence on existing outbuildings and its traditional use for rural outbuildings such as stable blocks and agricultural buildings. The use of the materials proposed would create two subsidiary units, further the single storey nature and simple design would prevent the units from competing with the dominance of the Wenlock Edge Inn itself. As such it is considered the units proposed would not demonstrably harm the visual amenity of the area or the character and natural beauty of this part of the AONB.
- 6.3.5 Turning to the proposed location of the buildings and the potential impact on the visual amenity of the area and character and natural beauty of the Shropshire Hills AONB. The site is most visible from two directions - one from the north, when travelling down towards the site from Much Wenlock and secondly from the east side when looking across at the site from the public house and land of Hill Top Farm.
- 6.3.6 The scheme as amended has removed the proposed two storey section allowing the entire scheme to be single storey. Block A has been moved away from the northern boundary in the amended scheme to allow for a landscaped zone. The use of careful landscaping could contribute to the existing wooded character of the Edge, referred to in the Shropshire Hills AONB Management Plan.
- 6.3.7 The single storey buildings would be low lying on the site and the proposed landscaping strip would go some way to screening the buildings from views from

the north down towards the site. The buildings however will remain visible from the Wenlock Edge Inn and views from the land along the east side of the B4371, however given the low lying nature of the buildings and use of materials which are associated with rural locations, it is judged in this case that the proposed buildings would not adversely harm the rural character of the area or the character and natural beauty of the Shropshire Hills AONB.

- 6.3.8 When travelling from Longville, the site is much more screened as a result of existing mature landscaping and the sweep of the highway. As such the buildings proposed would not be significantly visible until immediately alongside the site and then although separated by the highway would be viewed as part of the existing public house, rather than as an isolated feature within the countryside.
- 6.3.9 In this case it is clear that there must be a balance between the potential impact on the AONB, and the loss of a local service which may contribute to social sustainability. It is acknowledged that the site will be more visible with the buildings on them rather than at present, however given the highway objections to developing adjacent to the Wenlock Edge, it is considered the siting proposed is the only viable option for the applicants in terms of seeking to develop holiday accommodation to support the public house. The design and scale of the buildings proposed combined with a landscaping scheme would not adversely harm the character and appearance of the AONB.

6.4 Highway Safety

- 6.4.1 The pub is split from the site of the proposed holiday accommodation and the existing car park by the B4371. No alterations are proposed to the existing access into the car park. The junction from the car park has in the past clearly had the hedge lines swept back on both sides to provide visibility splays. The splays at current are being affected by the sites derelict state and maintenance works to tidy up the overgrown vegetation need to be carried out. However the land requiring maintenance is within the application ownership and thus the unmaintained land is not considered to be a barrier to highway safety. The visibility into and out of the access is as such considered acceptable and meets the standards of modern highway requirements.
- 6.4.2 On the basis that the existing car park is unrestricted and that visibility splays can be restored it is considered that the use of the access is satisfactory for both the activity likely to be generated as a result of the proposed development. Customers will, as they have previously, need to cross the B4371 to enter the public house. The Councils Highways Officer considers that this road is capable of safe crossing at this point by pedestrians and thus the scheme.
- 6.4.3 The proposal as originally submitted sought to utilise the space left by the removal of the function room as car parking. There is an existing vehicular access that has only previously provided a means of servicing the public house (deliveries etc.) and the agricultural land to the rear. The Councils Highways team raised objections to the proposed car parking as the visibility splays at the public house entrance are insufficient and the use of the access would compromise highway safety. As the applicant does not have control over the land required to create adequate splays

the car parking has therefore been removed from the scheme.

6.4.4 In response to suggestions that the proposed accommodation should be built in place of the function room, in a scheme similar in to the planning permission given in 1996, the Councils Highways officer has advised that additional accommodation located on this east side adjacent to the public house, would be detrimental to highway safety as like the car parking spaces originally proposed it would be likely to result in intensifying the vehicle movements via the existing access. It is concluded that from a highways point of view it is safer to have any new accommodation constructed on the west side of the road where guests can park directly by it and can safely enter/exit the existing car park. It would also make the servicing of the accommodation by cleaners, laundry firms etc safer.

6.5 **Drainage**

6.5.1 The scheme proposes a sewage treatment plant for foul water drainage and soakaways are proposed for surface water drainage. Policy RF.2 of the Much Wenlock Neighbourhood Plan requires developments to be designed and constructed to reduce the overall level of flood risk and the any surface water drainage system will need to accord with these requirements of this policy. It is consider this and the detailed drainage scheme can be dealt with via planning condition.

6.6 **Biodiversity**

6.6.1 The site itself falls outside of the SSSI, and the County wildlife site, however they both bound the site. National guidance gives a duty to public bodies (including Local Planning Authorities) to ensure development does not harm protected species or its habitat. The National Planning Policy Framework (NPPF) emphasises that Local Planning Authorities should ensure development contributes to and enhances the natural and local environment including minimising impacts on biodiversity and providing net gains where possible.

6.6.2 The Ecology report and drainage information has been reviewed by the Councils Ecologist whom is satisfied that subject to no objection from Natural England the development could be carried out without harm to the biodiversity of the area, the protected habitats and any protected species which maybe in the area.

6.6.3 Natural England has since replied and have requested additional information set out in paragraph 4.1.13. This information has been discussed and requested from the applicant's agent. The recommendation to grant consent is subject to the satisfactory resolution of Natural England's concerns.

6.7 **Residential amenity**

6.7.1 In terms of impact on surrounding properties, there is no reason why the proposed development which is separated from the nearest neighbouring properties by the main highway and existing public house would result in undue harm to the levels of residential amenity which should already be expected in this area. The proposed development is not considered to conflict with the section of Core Strategy Policy

CS6 which seeks to safeguard residential amenity.

6.8 **Right of way**

6.8.1 The Council's Countryside access team have identified that there is public right of way which runs from the from Wenlock Edge to Wenlock Edge Inn, however they have also confirmed that the proposed scheme would not appear to result in the loss of this right of way and it would not be obstructed by the proposed buildings. An informative shall be attached to any permission granted which advises of the need for the right of way to be kept open at all times, unless the necessary orders are in place.

7.0 **CONCLUSION**

7.1 The scheme proposes two holiday accommodation units to be used to enable the re-opening and retention of an existing public house which is currently closed. The siting, design and scale of the buildings would not harm the rural appearance of the area or cause demonstrable harm to the character and natural beauty of this part of the Shropshire Hills AONB.

7.2 Highway safety would not be compromised as a result of the scheme and would not unduly harm levels of residential amenity. It is judged therefore that the scheme meets the main aims and objectives of the relevant development plan policies and it is therefore recommended that planning permission is granted subject to no objections from Natural England and the signing of a S106 agreement to ensure the holiday accommodation remains part of the public house business and there is no separate disposal of any part of the land within the red line of the application site.

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

1: Building a strong, competitive economy

3: Supporting a prosperous rural economy

7: Requiring good design

11: Conserving and enhancing the natural environment

Core Strategy and Saved Policies:

Core Strategy:

CS5: Countryside and Green Belt

CS6: Sustainable Design and Development Principles

CS8: Facilities, Services and Infrastructure Provision

CS13: Economic Development, Enterprise and Employment

CS16: Tourism, Culture and Leisure
CS17: Environmental Networks
CS18: Sustainable Water Management

Saved Policies:
Bridgnorth District Council Local Plan
D6: Access and Car Parking

Much Wenlock Neighbourhood Plan, July 2014: -
Objective 2: Economy and Jobs – Policy:EJ7
Objective 3: Reducing flood risk – Policy:RF2
Objective 5: Community well-being – Policy:CW2
Objective 6: Good quality design – Policy: GQD1 and GQD2
Objective 8: The local landscape and wildlife – Policy:LL3

Shropshire Hills AONB Management Plan (2014 – 2019), March 2014:

RELEVANT PLANNING HISTORY:

BR/85/0831 Alterations to toilet block to form holiday accommodation GRANT 14th August 1987

BR/86/0662 Erection of single storey rear extension to form laundry GRANT 14th October 1986

BR/87/0745 Construction of public car park and formation of vehicular access REF 3rd November 1987

BR/90/0233 Erection of a dwelling GRANT 11th June 1990

BR/96/0399 Alteration renovation and conversion of existing function room to provide holiday accommodation (amendment to permission 96/0136) REFUSE 24th July 1996

BR/96/0137 Erection of single storey extensions at the rear of the public house GRANT 7th June 1996

BR/96/0136 Alteration renovation and conversion of existing function room to provide 6 self-contained units and meeting room GRANT 7th June 1996

BR/85/0433 The erection of a single storey side extension to form enlarged ladies toilet GRANT 6th August 1985

List of Background Papers

14/02184/FUL – Documents can be viewed on the Councils planning webpages.

Cabinet Member (Portfolio Holder)

Cllr M. Price

Local Member

Cllr David Turner

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 numbered 1275/14-04 received by the Local Planning Authority on 14th May 2014 and the amended plans and drawings numbered, 1275/-01 Rev B and 1275/14/-03 Rev B received by the Local Planning Authority 10th November 2014 and with the Protected Species Survey by Shropshire Wildlife Surveys, July 2014; the bat loft plan received by the Local Planning Authority 26th November 2014; and the sewage treatment plant drawing number 2020-00 received 10th November 2014.

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 commence until precise details of surface and foul water drainage systems have been submitted to and approved in writing by the Local Planning Authority. These shall include:
 - Percolation test results and sizing calculations for all drainage fields
 - Foul drainage assessment (FDA1) form
 - The type and capacity of any septic tank or private sewage treatment plant
 - A drainage layout plan;

The approved scheme(s) shall be implemented in full prior to the first use/occupation of the development, and shall thereafter be maintained in the absence of any further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the development is provided with satisfactory means of drainage and avoid causing or exacerbating flooding or pollution on the site or elsewhere, in accordance with Policies CS6, CS17 and CS18 of the Shropshire Local Development Framework Adopted Core Strategy.

4. Before any above ground works commence details of the colour, form and texture of the roof tiles and finish of the timber cladding shall be submitted to the Local Planning Authority for approval in writing.

Reason: In the interests of visual amenity to ensure the development harmonises with the area, in accordance with policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

5. No development approved by this permission shall commence until there has been submitted to and approved by the local planning authority details of the hard surfacing materials for the car park area and a scheme of landscaping for the north east field boundary, the south east boundary between block A and the B4371 and for the area currently occupied by the former function room to the north of the Wenlock Edge Inn. The submitted scheme shall include:

- Planting Plans;
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- Implementation timetables

The approved hard surfacing and landscaping scheme shall be carried out in full in accordance with the approved details and implementation timetable

Reason: In the interest of protecting the amenity of the area and the Shropshire Hills AONB in accordance with Shropshire Council Core Strategy CS17

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel washing facilities
- v. measures to control the emission of dust and dirt during construction
- vi. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In interests of highway safety and to protect the amenities of the area and nearby residential properties.

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

7. 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 development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK

Reason: To minimise disturbance to bats, a European Protected Species.

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

8. Any trees or plants that, within a period of five years after planting, are removed, die or become 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.

9. The existing visibility splays shall be permanently kept free of all obstacles or obstructions at a height not exceeding 0.9metres above the level of the adjoining carriageway.

Reason: In the interest of highway safety in accordance with Shropshire Council policy CS6.

10. The development hereby permitted shall be occupied as holiday accommodation by holidaymakers whose main residence is elsewhere, and not as a permanent residential dwelling. The owner/operator of the holiday accommodation enterprise shall maintain an up-to-date register of occupiers and their main home addresses, and shall make this information available to the local planning authority at all reasonable times.

Reason: To prevent the establishment of new permanent dwelling unit in the open countryside, in accordance with Policies CS5 and CS11 of the Shropshire Local Development Framework Adopted Core Strategy.

11. All parking associated with the holiday accommodation hereby approved shall be in the car park on the west side of the B4371 as shown on the approved block plan (1275/-01 Rev B).

Reason: In the interests of Highway safety and residential amenity in accordance with Shropshire Council Policy CS6.

Informatives

1. **Percolation Tests**

Percolation tests and the 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 20% 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.

2. **Sustainable Urban Drainage**

To ensure that, for the disposal of surface water drainage, the development is undertaken in a sustainable manner, the applicant should consider employing measures such as the following:

- ' Water Butts
- ' Rainwater harvesting system
- ' Permeable surfacing on any new driveway, parking area/ paved area
- ' Attenuation
- ' Greywater recycling system
- ' Green roofs

3. **Surface Water Drainage**

Your attention is drawn to policy RF.2 of the Much Wenlock Neighbourhood Plan as any surface water drainage system will need to accord with the requirements of this policy.

4. **Right of Way:** This permission does not entitle the developer to obstruct a public right of way. Development insofar as it affects a public right of way should not be started and the right of way should be kept open unless and until any necessary statutory orders have been made and confirmed. The applicants should ensure that: -

- The right of way remains open and available at all times and the public must be allowed to use the way without hindrance both during and after the works have taken place. If this is not possible, the applicants will need to apply to the Council for a temporary closure of the route. The Council can supply the relevant application form and advice in this respect.
- Vehicular movements (i.e. works vehicles and private vehicles) must be arranged to ensure the safety of the public on the right of way at all times. Debris, etc must not be stored or deposited on the right of way. There must be no reduction of the width of the right of way.
- The alignment of the right of way must not be altered.
- The surface of the right of way must not be altered without prior consultation with this office; nor must it be damaged.
- No additional barriers such as gates or stiles may be added to any part of the right of way.
- If any path needs to be diverted or extinguished to allow development to take place, then a public path order is required. No works may be carried out on a definitive route until the order to divert or extinguish has been confirmed, and the diverted route is open and available for public to use.

If you require any further information on Public Rights of Way and development, contact the Countryside Access Team on 0345 678 9000.

5. **Nesting Wild Birds**

The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.

All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an

experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

6. **Bats**

All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

If a live bat should be discovered on site at any point during the development then work must halt and Natural England should be contacted for advice.

7. **Reptiles**

The adder, common lizard, grass snake and slow worm are protected against intentional killing or injury under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

8. **S106**

The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.

9. 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.