

TWC/2020/0358

Land opposite Woodside Farm, Kynnersley Drive, Lilleshall, Newport, Shropshire  
Three year siting of mobile home with modifications to existing access to support  
Livery \*\*\*\*\*amended plans and supporting information recieved\*\*\*\*\*

**APPLICANT**

M Haddock

**RECEIVED**

23/04/2020

**PARISH**

Lilleshall

**WARD**

Church Aston and Lilleshall

**THIS APPLICATION HAS BEEN CALLED IN TO BE DETERMINED BY  
PLANNING COMMITTEE AT THE REQUEST OF CLLR. ANDREW EADE**

On-line Application File:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2020/0358>

**1. SUMMARY RECOMMENDATION**

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).

**2. SITE AND SURROUNDINGS**

- 2.1 The site is located on Kynnersley Drive, which falls within the Parish of Lilleshall, however located outside of the village boundary. It is 3.3 miles from the Market Town of Newport and 5 miles from Telford's Town Centre District and falls within the Weald Moors Strategic Landscape Area.
- 2.2 The application site is currently a field opposite Woodside Farm. The field has an existing access in the form of a field gate, and there is a Public Right of Way (PRoW) which runs diagonally through the site. A property lies directly to the west of the site, 'Cwmbran' and three properties opposite the site, Woodside Farm, Wychwood Kennels and Cattery, and Hinckwood House. The property Doonguile is located further along Kynnersley drive, in the next field to the application site.

**3. PROPOSAL**

- 3.1 Full Planning Permission is sought for the temporary siting of a mobile home in association with a proposed Change of Use of the land to a business use as a livery yard, ménage and stables which is subject to separate consideration by the Planning Committee under application ref.: TWC/2020/0356. This application is to assess the considerations around the siting of the mobile home only and not assess the merits of the Change of Use.

- 3.2 The proposal is for the temporary siting of a mobile home for 3-years in order to allow the owners of the business to reside on the site and provide care for horses. The proposal originally included a garage to be located adjacent to the mobile home, however following discussions with Planning Officers, this has been removed from the proposal.
- 3.6 Additional information regarding the operation of the site has been submitted throughout the course of the application and a re-consultation has taken place.

#### **4. RELEVANT PLANNING HISTORY**

- 4.1 None

#### **5. PLANNING POLICY CONTEXT**

- 5.1 National Planning Policy Framework (NPPF)

- 5.2 Telford & Wrekin Local Plan 2011-2031 (TWLP):

SP3: Rural Area

SP4: Presumption in Favour of Sustainable Development

EC3: Employment in the Rural Area

NE1: Biodiversity and Geodiversity

NE2: Trees, Hedgerows and Woodlands

C3: Impact of Development on Highways

BE1: Design Criteria

ER11: Sewerage Systems and Water Quality

ER12: Flood Risk Management

- 5.3 Lilleshall Neighbourhood Plan:

LE2: Ecology and Landscape

TA1: Linkages and Connections

EC1: Rural Diversification and Small-Scale Employment Development

#### **6. CONSULTATION RESPONSES SUMMARY**

As a result of the submission of additional information, the comments below have been summarised from across three consultation periods.

- 6.1 Standard Consultation Responses

- 6.2 Lilleshall Parish Council: Object:

- Considers the application would result in an intensification of the use and additional use of the highway would have a negative impact upon the current road network;

- Considers the scheme is contrary to the Lilleshall Neighbourhood Plan, and to the Telford & Wrekin Local Plan as the scheme is proposed within the Weald Moors strategic landscape area.

6.3 Cllr Andrew Eade: Object:

- Requested the application be determined by the Council's Planning Committee should it be recommended for approval;
- Objects on the basis of access and egress onto and off the site using the single track Kynnersley Drive and the intensification of traffic movements on Kynnersley Lane being unsuitable to cope with additional traffic movements of large vehicles.

6.4 Highways: Support subject to Condition(s) and Informative(s) relating to visibility splays being put in place prior to development commencing, and car parking to be laid out prior to occupation.

6.5 Drainage: Support subject to Condition(s):

- Initially objected to the application as there is no drainage infrastructure within the vicinity of the site, and the developer needed to demonstrate that soakaways would be a viable option;
- Following the submission of further information, it has been demonstrated that soakaway drainage is appropriate for the site and an extensive scheme has been put forward;
- A Condition is recommended to request that the drainage scheme is implemented prior to the development being brought into use.

6.6 Ecology: Support subject to Condition(s) and Informative(s):

- Recommend inclusion of a Condition requesting a lighting plan is submitted and approved prior to the development being brought into use;
- Recommends the inclusion of a condition requesting works on site be carried out in accordance with the Ecology Survey.

6.7 Shropshire Fire Service: Comment:

- Consideration should be given to information contained with Shropshire Fire & Rescue Service's Fire Safety Guidance document.

6.8 Neighbour Consultation Responses

6.9 The application has been advertised through neighbour notification letters. 15 letters of objection have been received from neighbouring properties raising the following concerns:

- Increase in traffic
- Damage to the existing road which is in a poor condition

- The road is unsafe for horse riders
- Business plan is not sufficient and the business would not be viable
- The proposal goes against the aims of the Strategic Landscape area
- Impacts of noise, smell and vermin from the development
- There is no need for the business as there are other livery yards within the area
- Lighting would impact upon neighbour amenity and biodiversity
- Incompatibility with dog kennels opposite
- Impact on Neighbour Amenity

## **7. PLANNING CONSIDERATIONS**

7.1 Having regard to the Development Plan Policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Scale and Design of the Proposal
- Impact on Neighbour Amenity
- Response to Consultation Comments

### **7.2 Principle of Development**

Section 38(6) of the Planning and Compulsory Act (2004) states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.3 The development is located within the rural area where residential development will be strictly controlled. Within the rural area, developments are firstly directed towards land with unimplemented planning permission. Outside of this, development will only be supported if it is located within one of the five named settlements as limited infill housing. Outside of these settlements development will be strictly controlled and residential development will only be supported where it meets one of the following objectives:

- (i) The proposal is consistent with the exceptions set out in Policy HO11 (Affordable Housing);
- (ii) Would result in the optimal use of a heritage asset;
- (iii) Represent exceptional quality or innovative design;
- (iv) Meet the essential need for rural worker dwelling.

7.4 In this instance, the Applicants are applying to meet the essential needs for a rural worker, and have submitted a Report from an Agricultural Specialist in support of the application, which provides an Independent Assessment of the businesses requirements and assesses the need for a worker to reside on the

site to provide 24-hour care to the animals. The report concludes that the nature of the equestrian business makes it essential for a rural worker to be present on site in order for the enterprise to function in terms of the welfare of the horses and vitality of the business. The housing stock in close proximity to the site was also assessed and it was concluded that there are no other suitable properties in the immediately neighbouring area which would address the essential need in this instance.

7.5 In this instance it is considered that the siting of a mobile home for a temporary 3-year basis is acceptable as it is a requirement to allow a rural worker to live on site and meet the business essential needs. The application is recommended to have a temporary 3-year consent which will be subject to review near to the expiration of the consent where the Applicant will need to engage with the Local Planning Authority to demonstrate the business has been viable over the 3-year period and in order to discuss options moving forward. If the business has been operated successfully over the 3-year period and is demonstrated to be viable, the Applicants will be required to put forward a more permanent solution as the mobile home would not be supported on a long-term period.

7.5 It is considered on balance that the proposal can be supported in principle and the Applicants have addressed the Policy requirements. The proposal is considered to accord with Policy SP3, SP4, EC3, and HO10 of the TWLP.

#### 7.6 Scale and Design of the Proposal

The proposal would result in the siting of a mobile home on the field adjacent to the proposed livery, ménage and stables under consideration in the associated application ref.: TWC/2020/0356. The mobile home would have three bedrooms, bathroom and living space and externally would have three parking spaces provided for the occupiers.

7.7 The scale, form, layout and design of the development is considered to be appropriate for its rural setting on a temporary basis and would cause no significant harm upon the Strategic Landscape area designation. The Local Planning Authority acknowledge the building's temporary appearance and would not support the long term siting of the building. Should the business be demonstrated to be successful and viable following the three year period, the Applicant would be expected to liaise with the LPA and put forward a scheme which is more sympathetic to its setting and would be of a more permanent form. Overall the proposal complies with Policies BE1 and NE7 of the TWLP and Lilleshall Neighbourhood Plan.

#### 7.8 Impact on Neighbour Amenity

7.9 Policy BE1 of the TWLP states that development should not prejudice existing properties or uses. It is acknowledged that the occupants of the adjacent

properties will experience a temporary change in outlook with regards to the activities in the field.

7.10 Whilst the mobile home would be located at the front of the site, it would be sited behind existing established roadside landscaping which would minimise its appearance from the highway. In addition, the building is of a minor scale, would be single-storey only and there are sufficient separation distances in place, and as such it is considered the scheme would have no significant detrimental impacts upon the nearest neighbouring properties.

7.11 As a result, it is considered the proposal would not result in any significant detrimental impacts upon neighbouring properties nearby to the site. The scheme is considered to be compliant with Policy BE1 in this respect.

#### 7.12 Response to Consultation Comments

As part of this application, several consultation comments have been received which relate to the site as a whole and object to the principle of the Change of Use. As the Change of Use is not under consideration as part of this application, and the comments have been addressed in the accompanying application ref.: TWC/2020/0356, these comments will not be considered through the current application.

7.13 In terms of comments which relate to the proposal, it is acknowledged that the application site is located within the Strategic Landscape area of the Weald Moors, however as discussed earlier in this report, the temporary siting of a mobile home is not considered to result in any longer-term significant impact upon the landscape and would not have a detrimental impact upon the character of the area. Increase in traffic has also been referenced as a reason to object to the current proposal, however as the mobile home would only result in the addition of a small number of vehicles, it is unlikely to have any significant impact upon the highway network. It is considered that the comments for this application have therefore been addressed.

### **8. CONCLUSIONS**

8.1 In principle, the siting of a mobile home for a temporary 3-year basis is considered to be acceptable. The Applicant has demonstrated that there is an essential need for a rural worker to reside on the site, and has provided evidence to support the scheme. The proposal would result in no significant harm to neighbour amenity, and the scheme would be appropriate for its setting and would cause no significant harm upon the Weald Moors Strategic Landscape area. The proposal would not result in significant detrimental harm to neighbouring properties and would accord with Telford & Wrekin Local Plan Policies, the Lilleshall Neighbourhood Plan and National Guidance contained within the NPPF.

### **9. RECOMMENDATION**

9.1 Based on the Conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following Condition(s):

A06	Time Limit - Temporary Three Year Consent
B145	Details of External Lighting to be Submitted
C002	Materials as Submitted
C030	Drainage to be Implemented Prior to Occupation
C073	Tree and Hedge Protection
C091	Works in Accordance with the Ecology Survey
C38	Works in Accordance with the Approved Plans

Informative(s):

I11	Highways
I25m	Nesting Wild Birds
I30	Fire Authority
I40	Conditions
I41	Reasons for Grant of Planning Permission