

PLANNING SUPPORT STATEMENT

Proposed Application for Change of use of agricultural buildings and yard for
caravan storage and all associated works.

at

Brook House Farm
Leebotwood
Shrewsbury
Shropshire
SY6 6NL

On behalf of

Mr S R Kynaston

Reference: PSS/BR/C029/5824

October 2022

madeleys
chartered surveyors

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Much Wenlock
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1. INTRODUCTION

- 1.1 Madeleys Chartered Surveyors have been instructed by Mr S R Kynaston, Brook House Farm, Leebotwood, Shrewsbury, Shropshire, SY6 6NL.
- 1.2 The subject of this application is for the change of use from an agricultural yard to allow a caravan storage yard on part.
- 1.3 This planning statement sets out details of the planned change of use with reference to the National Planning Policy Framework (NPPF) with considerations made to the impact on the surrounding countryside.

2. SITE LOCATION

- 2.1 The site is located at Brook House Farm, Leebotwood, Shrewsbury, Shropshire, SY6 6NL.

3. BACKGROUND AND EXISTING USE

- 3.1 The site is currently a range of disused and collapsed agricultural buildings and storage sheds, stalls and hardstanding once used when the farm was a dairy unit.

4. PROPOSED DEVELOPMENT – DESIGN AND ACCESS

4.1 Development and scale

The development will involve the removal of the disused stalls and an old wooden structure that is currently in a state of collapse. The overall site is 0.34 acres (1404.79 m²).

It is proposed that the site will store approximately 12-15 caravans.

The development will include fencing the perimeter as shown highlighted on the block plan together with the installation of a gate and a CCTV security system.

4.2 Appearance and layout

The area will be cleared of existing redundant buildings and cleared to allow for an open area to be used for the storage of caravans.

The site is naturally screened from the main road with trees to the eastern boundary, buildings to the south, open fields to the west and hedges to the north. The site will not be visible from the public road.

4.3 Ecology and Environment

We do not think it is necessary at this stage to have an Ecological Survey carried out.

The current dilapidated buildings provide no ecological or environmental benefit. The client, as part of the development will carry out some planting along the perimeter and will install some bat and bird boxes on the site.

4.4 Access and Highways

Access will be taken from the existing farm entrance which leads directly from the A49. The access on to the road provides ample sight and width to allow for caravans to exit the site safely.

Prior to this change of use there was a farm shop located on the farm that has now closed. The shop delivery and customer traffic has never had problems with accessing the site on going back onto the A49

4.5 Usage

Clients who wish to use the site will be given access to the site during the hours of 07:00 to 17:00 in the winter and in the summer 06.00 to 21.00. This is to ensure that there is not an impact to the access to the site and so security of the site can be monitored.

Access to the site will be provided to customers with a code to be able to access the gate.

5. **PLANNING POLICY**

5.1 There are a number of national and local planning policies that have been considered appropriate when planning this site these are,

5.2 Nationally the site is governed by the National Planning Policy Framework (NPPF) which generally supports the diversification of rural businesses to support a prosperous rural economy.

5.3 Specifically, Paragraph 84 of the NPPF states, "*Planning Policies and decisions should enable:*

- a. The sustainable growth and expansion all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b. The development and diversification of agricultural and other land based rural businesses;
- c. Sustainable rural tourism and leisure developments which respect the character of the countryside;
- d. The retention and development of accessible local services and community facilities such as local shops, meeting places, sports, venues, open space, cultural buildings, public houses and places of worship.

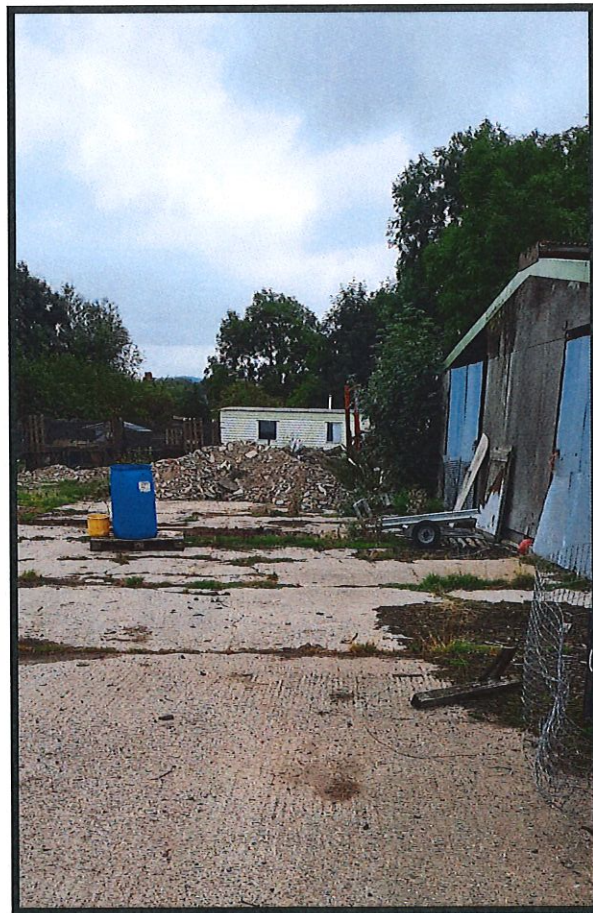
6. Shropshire core policy CS5 also supports the diversification of farming businesses, subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:

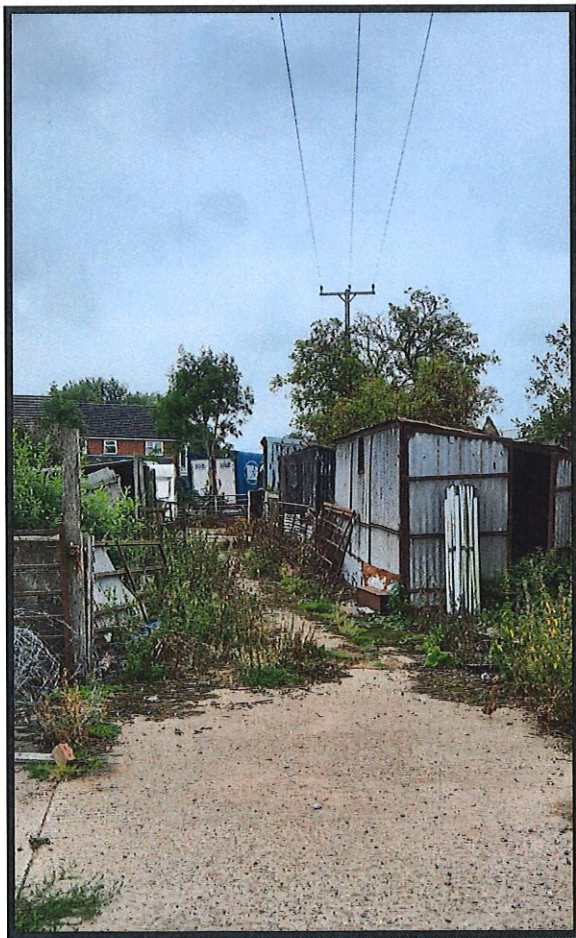
- "Small-scale new economic development diversifying the rural economy, including farm diversification schemes"
- "Sustainable rural tourism and leisure and recreation proposals which require a countryside location, in accordance with Policies CS16 and CS17"

6. CONCLUSION

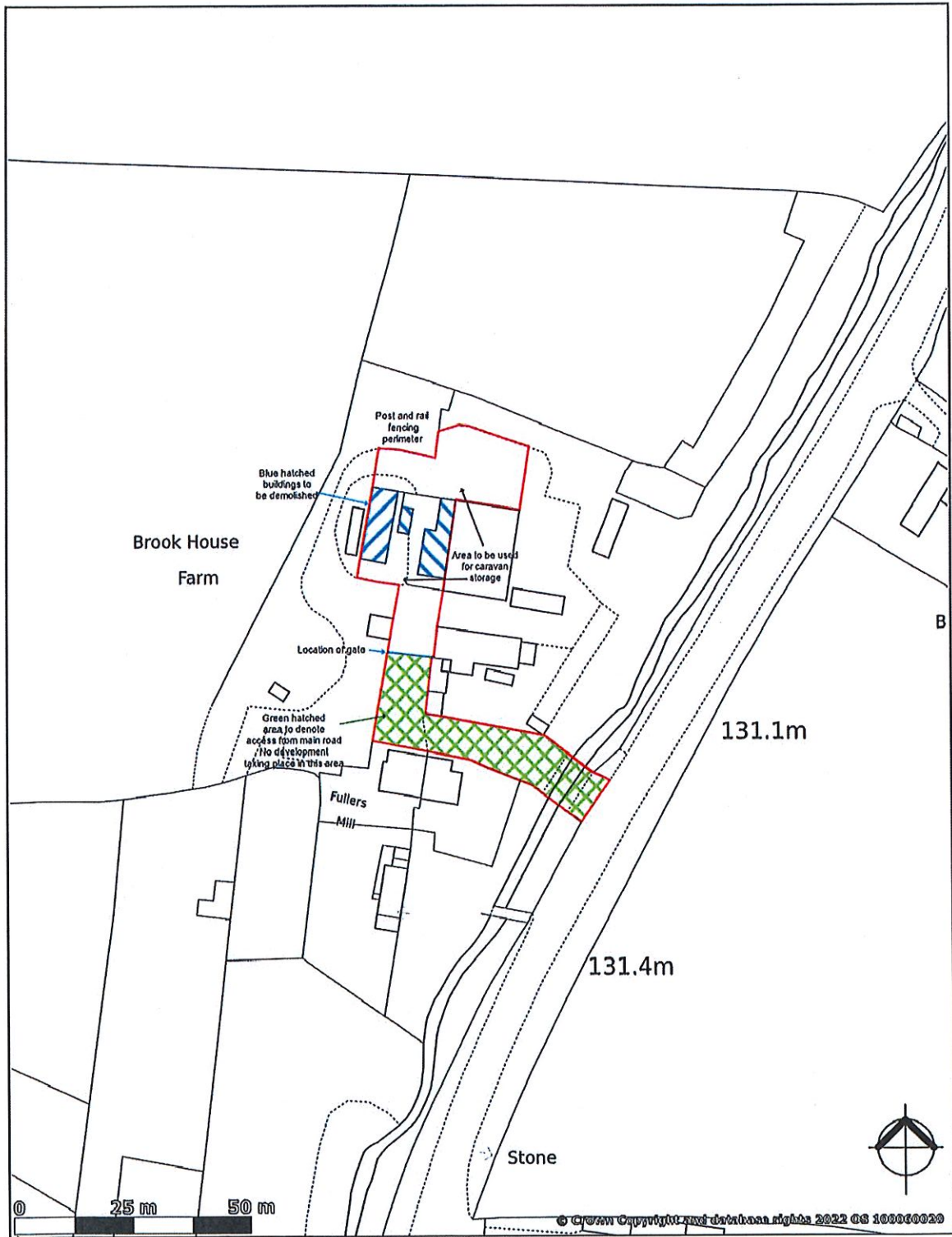
- 6.1 The proposed Change of Use will allow the re-use of a former farmyard in a poor state to a sustainable rural diversification which will provide an additional income stream to the applicant following the closure of his farm shop and provide a much needed facility for local residents.
- 6.2 Caravan ownership has grown over the years and considerably since the onset of COVID and with more people are looking to holiday in the UK. Many people however do not have sufficient room at home in order to store their caravans when not in use which has led to an increase in individuals looking for caravan storage.
- 6.3 The proposals meets both local and national planning policy and is in an accessible location just off the main A49 with the site being naturally screened from the road.

Appendix 1 – Photographs





Appendix 2 – Site Location Plan and Block Plan



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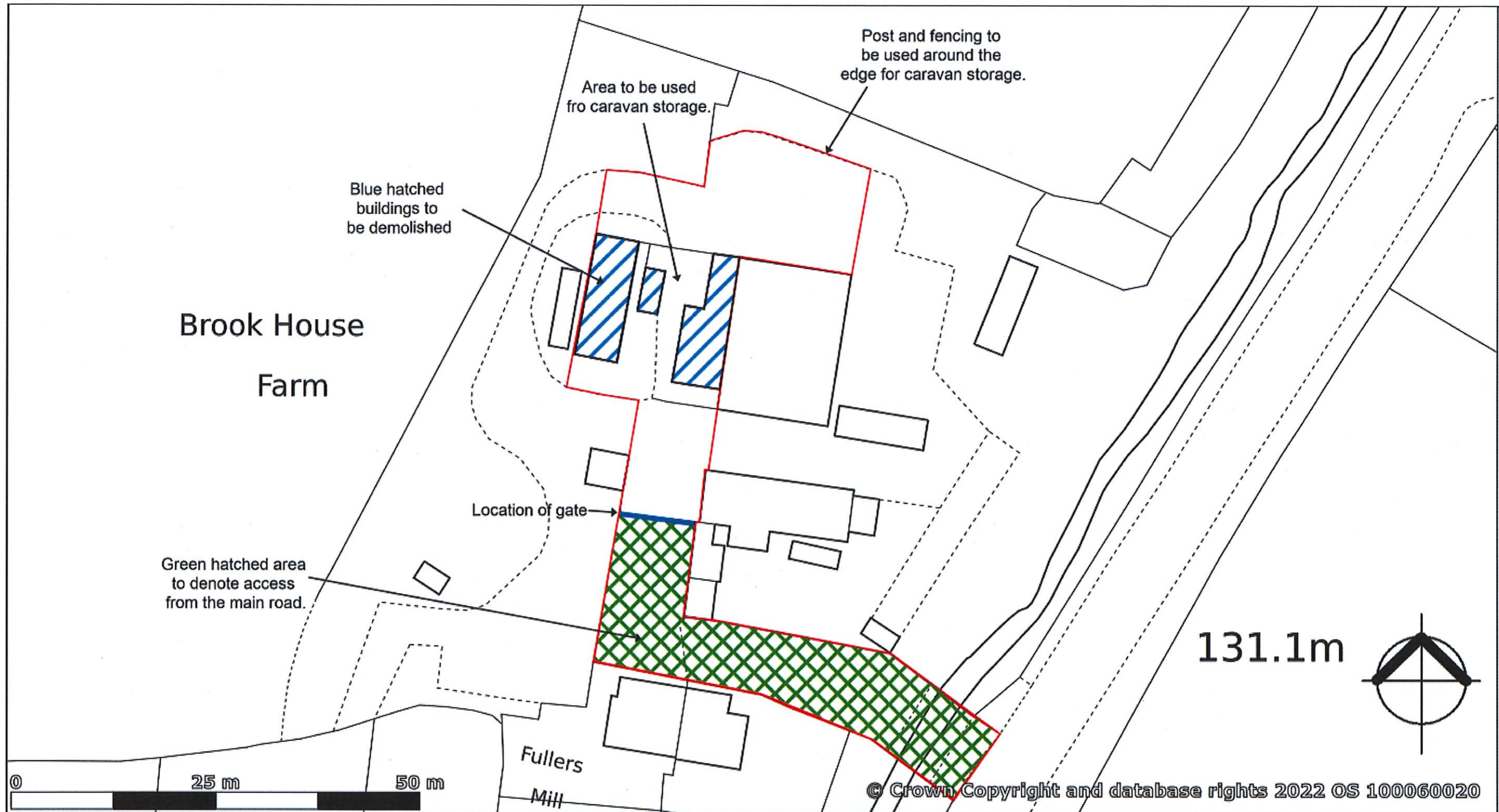
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JOB:	Application for caravan storage	SCALE:	1:1250
CLIENT:	Mr S R Kynaston	DATE:	October 2022
TITLE:	Location plan	DRAWING NO:	N/a
LOCATION:	Brook House Farm	DRAWN BY:	N/A

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Plotted Scale - 1:500

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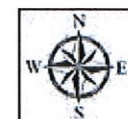
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JOB:	Application for caravan storage	SCALE:	1:500
CLIENT:	Mr S R Kynaston	DATE:	Nov-22
TITLE:	Location Plan	DRAWING NO:	C092/02
LOCATION:	Brook House Farm	DRAWN BY:	MCS