
Planning Statement

Change of use of a sawmill to an Agricultural building and the erection of solar panels retrospective & associated works at Rock Cottage, The Bog, Minsterley, Shropshire, SY5 0NJ

Prepared for Mr Tubbs

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November 2023

Site address

Rock Cottage,
The Bog,
Minsterley,
Shropshire
SY5 0NJ

Planning Authority

Shropshire County Council

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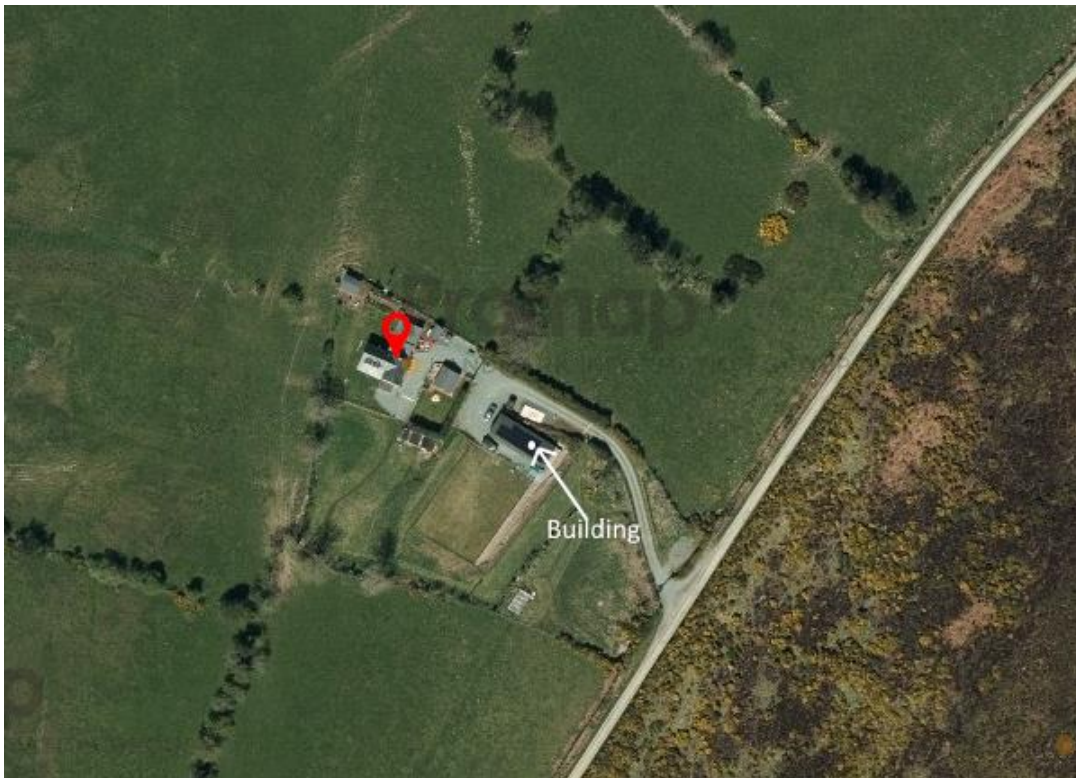
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1. INTRODUCTION

- 1.1. This Planning Statement is prepared and submitted in connection with the full planning application for the change of use of a sawmill to an agricultural building and the installation of solar panels retrospective & associated works at Rock Cottage, The Bog, Minsterley, Shropshire, SY5 0NJ

2. PROPOSED DEVELOPMENT

- 2.1 This application is to technically change the use of a sawmill to an agricultural building.
- 2.2 The current building is situated within the rural countryside and is sited on south of the dwelling occupied by Mr Tubbs on site.
- 2.3 The current building is retrospectively being used as storage of agricultural implements such as machinery and fodder. The building is used for agricultural and therefore technically requires a change of use to an agricultural building instead of a sawmill.
- 2.4 Aerial View:



3. DESIGN

- 3.1 The proposal does not include any extension or alterations to the building. With the current building just literally being able to be used for agricultural purposes rather than a sawmill.

- 3.2 The solar panels retrospectively are intended to supply power to the dwelling on site to improve the sustainability of the dwelling whilst also making the residents more resilient to the increasing energy prices and reduce the applicant's carbon footprint.
- 3.3 The electricity cables will be connected to the nearest electricity junction housing, which will then serve the energy needs of the adjacent dwelling.
- 3.4 The building is 18ft by 6ft, meaning the plot size of 0.1ha.

4. MOVEMENTS AND ACCESS

- 4.1 The proposed change of use movements and access will be no more than the existing use, and therefore the access to the property will be acceptable.
- 4.2 The building will be accessed using the existing access.
- 4.3 In terms of access, although wheelchair users are not envisaged to be accessing the building due to health and safety reasons, the building will have level thresholds at its access points.

5. CONCLUSION

- 5.1 The approved and previous use was for a sawmill which has the potential to create noise traffic and environmental issues therefore, changing the use to a small scale agricultural building will have multiple benefits to the immediate and surrounding area.
- 5.2 In light of all the information provided to you, and the relevant planning policy context that is currently in place, we consider that the proposed scheme should be viewed positively and recommended for approval.