

AGENDA ITEM



Committee and date:

Southern Planning Committee

24th June 2025

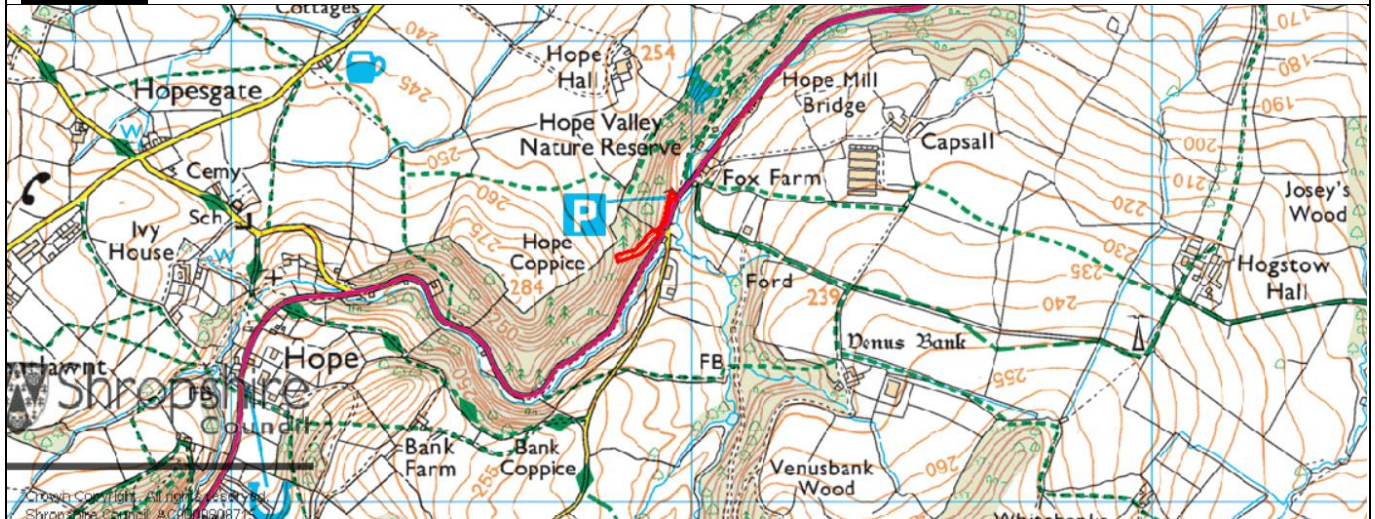
Development Management Report

Responsible Officer: Tim Collard, Service Director - Legal and Governance

Summary of Application:

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| <u>Application Number:</u> 25/01150/FUL | <u>Parish:</u> | Worthen with Shelve |
| <u>Proposal:</u> Widening of existing vehicular access, enlargement of parking/turning area and formation of forestry track, to include associated culverting of ditches | | |
| <u>Site Address:</u> Hope Valley Nature Reserve, Minsterley, Shropshire | | |
| <u>Applicant:</u> Shropshire Wildlife Trust | | |
| <u>Case Officer:</u> Trystan Williams | <u>email:</u> trystan.williams@shropshire.gov.uk | |

Grid Ref: 334945 - 301594



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Recommendation: Grant Permission subject to:

- the conditions set out in Appendix 1; and
- delegated authority to the planning and development services manager to finalise Biodiversity Net Gain arrangements, including a Section 106 agreement to secure off-site provision and/or monitoring if necessary

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks full planning permission for access improvements to facilitate wider forestry operations as part of an ongoing ancient woodland restoration project being administered by the Shropshire Hills National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Partnership in collaboration with the Shropshire Wildlife Trust (SWT). The specific elements requiring planning permission are:
- widening an existing highway entrance to enable safe access and egress by commercial timber lorries;
 - enlarging an existing parking/turning area, again primarily to accommodate forestry vehicles in connection with future tree felling operations, but which would also provide additional car parking spaces for public visitors longer-term;
 - constructing a 170-metre long and 3.4-metre wide crushed stone track for access through the woodland beyond the car park;
 - culverting two stretches of ditch under the new track; and
 - lengthening an existing culvert beneath the widened highway access.
- 1.2 Full permission is required because the access is onto a classified highway, but otherwise 'permitted development' rights would have applied. However, the wider tree felling/timber extraction operations do not require planning permission and are already authorised under a felling licence issued by the Forestry Commission.
- 1.3 Amended plans now show the application site area expanded to include additional land for Biodiversity Net Gain (BNG) provision.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is located alongside the A488 Shrewsbury – Bishop's Castle Road in the Hope Valley, some 3 miles southwest of Minsterley village and within the Shropshire Hills National Landscape. Now expanded to 0.27 hectares, it forms part of a longer corridor washed over by Ancient Woodland and Local Wildlife Site designations, with much of this particular section recorded as a Planted Ancient Woodland Site (PAWS) and open to the public as a nature reserve. In fact, however, the lower part of the development area comprises hardstanding used as a car park and bordered by modified grassland and mixed scrub on disturbed ground. Meanwhile the proposed track leading up the hillside would pass through stands of trees dominated by non-native Douglas Fir and beech plantations which are identified for removal under the felling licence.
- 2.2 A tree/woodland-lined watercourse (Minsterley Brook) runs along the opposite side of the road before passing under a bridge just north of the site entrance and is designated a Site of Special Scientific Interest (SSSI). Beyond it is mainly open agricultural land, but there are also scattered dwellings further east, as well as to the south, northeast and atop the northwest slopes.

3.0 REASON FOR DELEGATED DETERMINATION OF APPLICATION

- 3.1 Under the Council's adopted Scheme of Delegation, the application is automatically referred to the Southern Planning Committee for determination because Shropshire Council owns part of the site and the proposals do not strictly relate to any of its statutory functions. Moreover, a Council officer (albeit working for the semiautonomous Shropshire Hills National Landscape team) is now acting as agent on behalf of the SWT. However, it is emphasised that the Planning Officer's recommendation for approval aligns with the Parish Council's support for the application, whilst Shropshire Councils elected Local Member has not raised any concerns.

4.0 COMMUNITY REPRESENTATIONS

4.1 Consultee comments

4.1.1 Shropshire Council Flood and Water Management – no objection:

The proposals are unlikely to increase flood risk significantly and are therefore acceptable.

- 4.1.2 Any permission granted should include an 'informative' advising that the proposed culverts also require 'ordinary watercourse consent' under the Land Drainage Act 1991.

4.1.3 Shropshire Council Rights of Way – comment:

A public bridleway runs diagonally through the site. Although this would not appear to be affected directly, the applicant should be advised of the need for it to remain open, unaltered and unobstructed at all times unless first agreed otherwise by the Rights of Way Team.

4.1.4 Shropshire Council Highways Development Control – no objection:

The proposed alterations would improve the existing access arrangements, especially for large forestry vehicles. Therefore, no objection is raised, subject to conditions requiring:

- completion of the access works and enlarged parking/turning area before the remainder of the development is brought into use;
- construction of the access apron in accordance with the Council's current technical specification; and
- maintenance of the visibility splays indicated for the lifetime of the development.

4.1.5 Additionally, informatives should advise on the need to:

- obtain the requisite licence for works on or abutting highway land;
- keep the adjacent highway clear of mud and other loose material arising from construction works; and
- avoid discharging surface water from the development onto the highway or into road drains.

4.1.6 Natural England – no objection:

The development is considered unlikely to have significant adverse impacts on any statutorily designated nature conservation sites, so no objection is raised. Although the Hope Valley SSSI is close by, this is notified for its geological importance, and the development is unlikely to damage or destroy those interest features. However, this does not necessarily mean there would be no other significant environmental impacts or issues, and the local planning authority should ensure that all such matters are fully considered in consultation with other relevant bodies. Account should also be taken of Natural England standing advice regarding protected landscapes, protected species, locally designated wildlife or geodiversity sites, priority habitats and species, ecological enhancements and BNG, ancient woodland and veteran trees, best and most versatile agricultural land and soils, green infrastructure, public rights of way, and other opportunities for public access and recreation.

4.1.7 Shropshire Council Trees – no objection:

An Arboricultural Impact Assessment (AIA) submitted with the application identifies 23 individual broadleaf trees, 2 hedgerows and 3 groups of trees which have been assessed in accordance with the relevant British Standard and categorised according to their current and potential public amenity value. This categorisation forms the basis for how much weight should be given to the loss of any particular tree and helps to inform the site layout and design process. Council officers agree that the categories assigned in this instance are appropriate.

4.1.8 The development would directly result in the loss of two sections of hedgerow totalling 10 metres, one group of trees and three individual trees, whilst a further tree would be felled on safety grounds. However, these losses would have a relatively minor impact on the overall arboricultural resource and wider amenity of the area and can be compensated through new planting. Meanwhile the remaining trees would be protected as outlined in the AIA.

4.1.9 Accordingly, no objection is raised subject to a condition to ensure that:

- no retained trees are damaged, pruned or felled without prior written approval;
- no works commence until all tree protection measures detailed in the AIA have been established on-site to the local planning authority's written satisfaction;
- the tree protection measures are adhered to throughout the duration of the construction works; and
- all service installations are routed outside identified Root Protection Areas, or, where this is not possible, in accordance with a detailed method statement and task-specific tree protection plan which shall first be agreed by the local planning authority.

4.1.10 Shropshire Hills National Landscape Partnership – comment:

No site-specific comments. However, this indicates neither objection nor lack of objection to the application, and in reaching its decision the local planning authority must still satisfy its legal duty to take into account the purposes of the AONB

designation, planning policies concerned with protecting the landscape, plus the statutory AONB Management Plan.

4.1.11 Shropshire Council Ecology:

24/4/25 – objection:

The submitted information and survey work detailed therein is broadly satisfactory.

- 4.1.12 The Ecological Impact Assessment (EclA) by Wild Borders Ecology confirms that the trees identified for removal have negligible potential for roosting bats, whilst other habitats which *do* have roosting potential would not be impacted directly by the proposed development. However, it also advises that further (presence/absence) surveys for dormice may be required, along with a European Protected Species (EPS) mitigation licence for that species should any further habitat clearance prove necessary. Meanwhile another report titled ‘Dormouse habitat assessment and recommendations’, by Phillip Playford, states:

Works to be covered by the mitigation licence required below. This stage of the works can be done, if necessary, without requiring a mitigation licence and done under Reasonable Avoidance Methods due to extremely low probability of dormice being encountered in this area and the scale of the works. These will be as above with the additional proviso that if any dormice or signs of dormice are encountered works to stop and a licence applied for.’

- 4.1.13 Therefore, before granting planning permission it should be clarified whether dormice presence/absence surveys are being conducted and an EPS licence sought.
- 4.1.14 There is potential for the site to be used by nesting birds. The EclA recommends that works are conducted outside the bird nesting season or following a pre-commencement inspection.
- 4.1.15 It is not anticipated that herptiles and invertebrates would be impacted, but a precautionary working method statement is set out in the EclA and should be followed.
- 4.1.16 A BNG assessment has also been submitted. This predicts a net gain of 0.10 (18.35%) hedgerow units and 0.08 (17.33%) watercourse units on-site, which would exceed the mandatory 10%. However, a net loss of -0.17 (-5.92%) habitat units is also predicted, owing to impacts within the area covered by the PAWS designation, which is regarded as irreplaceable habitat. In this respect a bespoke enhancement is required and has yet to be detailed.
- 4.1.17 Worthen with Shelve Parish Council – support

4.2 **Public comments**

- 4.2.1 None

5.0 THE MAIN ISSUES

- Principle of development
- Design and landscape impact
- Arboricultural impacts
- Ecological and geological impacts
- BNG
- Access, highway safety and rights of way
- Drainage and flood risk
- Impacts on residential amenity

6.0 OFFICER APPRAISAL

6.1 Principle of development

- 6.1.1 The development is acceptable in principle because it is reasonably necessary in connection with the site's established uses, principally as forestry land but also as a nature reserve open to visiting members of the public. Moreover, both of these uses fundamentally accord with the Council's Core Strategy Policy CS5 in that they are land-based activities inherently linked to the rural location.

6.2 Design and landscape impact

- 6.2.1 A covering letter submitted with the application explains that the proposals have been developed in accordance with relevant Forestry Commission guidelines and in consultation with a local timber haulage company, with the layout and construction of the widened entrance, extended hardstanding and new track being suitable for safe access by self-loading 6-wheel rigid lorries, which are the largest vehicles likely to be used here. Since the development would be at ground level, mainly surfaced in a 'natural'/unbound material, and largely surrounded by trees in a narrow, steep-sided valley setting, it would not look overly stark or discordant or be prominent in the wider landscape. Furthermore, the overarching plan to restore the ancient woodland will ultimately conserve and enhance the area's character and natural beauty, despite some short-term visual and noise impacts associated with the initial felling of unfavoured trees. Overall, therefore, the scheme accords with the enhanced legal duty (under the Levelling-up and Regeneration Act 2023) to further the statutory purposes of this protected landscape, as well as planning policy requirements in this respect.

6.3 Arboricultural impacts

- 6.3.1 It is not for the local planning authority to decide whether the wider tree felling, and overall woodland restoration strategy are appropriate, since they are subject to other legislation and guidance and the Shropshire Wildlife Trust's own management plan. By way of background, however, clearing conifers and other dense, non-native planting carried out in the 1960s is intended to reestablish native broadleaf woodland through a mixture of replanting and natural regeneration.
- 6.3.2 Whilst it is unfortunate that the access improvements will impact to some extent on other trees and short stretches of hedgerow, this is inevitable in order to carry out

the already licensed felling and realise the long-term restoration objectives. The Council's Tree Officer accepts that the short-term harm/losses are proportionate and would ultimately be offset by the wider benefits. Moreover, the submitted AIA explains that some of those trees are in poor condition and require removal in any event, details protection measures to minimise the impacts on retained trees and anticipates that the latter will tolerate some disturbance given their condition and vigour. Adherence to the report's recommendations will be reinforced through the Tree Officer's suggested condition.

6.4 **Ecological and geological impacts**

6.4.1 Similarly, whilst advanced clearance of selected trees and vegetation to provide access risks some additional short-term disruption to wildlife habitats and migration, the levels of impact will generally be low, appropriately mitigated, and offset longer-term by the ecological benefits of restoring the ancient woodland, especially as the current non-native plantations would not in fact qualify as priority habitat despite the broadbrush PAWS designation. Overall, therefore, there would be no loss or deterioration of either irreplaceable or priority habitats, and hence no conflict with Paragraph 193c) of the National Planning Policy Framework or Policy MD12 of the Council's Site Allocations and Management of Development Plan.

6.4.2 The submitted EcIA confirms there is no potential for roosting bats to be affected. Meanwhile a supplementary Dormice Statement submitted in response to the Ecology Team's queries (see Paragraph 4.1.13) argues that working under a method statement and ecological supervision, without additional surveys and an EPS licence, is a reasonable and expedient approach in this instance because:

- it follows Government and good practice guidelines for forestry operations;
- the earlier expert reports conclude, and the Shropshire Wildlife Trust agrees, that any presence of dormice within the development area is likely to be transitory rather than permanent; and
- there was no evidence of dormice using nesting boxes previously installed and monitored by the Shropshire Dormice Group in the site's vicinity.

In this regard further comments from the Council's Ecologists are awaited and will be reported to the Committee via the 'Late Representations' pages.

6.4.3 It is noted that Natural England raises no objection regarding the adjacent SSSI, whose interest features are geological and would be unaffected. Similarly, there would be no adverse impact on a Regionally Important Geological Site which extends along much of the Hope Valley.

6.5 **BNG**

6.5.1 Also awaiting confirmation/agreement is the means of achieving mandatory 10% BNG. Further to the Ecology Team's comments about technical difficulties in achieving measurable net gains in 'habitat units' on-site given the extent of the PAWS designation (Paragraph 4.1.16), it is hoped that the now expanded site area may enable a bespoke solution, for which some details had just been received at

the time of writing. However, discussions between the agent and the Council's Ecology Team are ongoing and offsetting the shortfall with *off-site* provision or buying statutory 'credits' remain alternative possibilities. Furthermore, in either scenario a Section 106 agreement may be needed to secure long-term monitoring.

- 6.5.2 Again, any further Ecology advice or other information received before the Committee meeting will be highlighted in the Late Representations report, but otherwise a resolution is sought from Members to delegate agreement on this point of detail to officers.

6.6 Access, highway safety and rights of way

- 6.6.1 As mentioned already, the widened and resurfaced entrance and enlarged hardstanding would improve access and parking/turning/loading space for forestry vehicles, and longer-term for visitors to the nature reserve. Whilst visibility splays along the A488 will technically remain substandard for a de-restricted road, and the initial tarmacked section of the entrance shorter than usual for commercial traffic, officers find them acceptable since they would offer clear betterment over the current situation, the entrance would still be relatively lightly used, and the Highways Development Control does not object subject to standard conditions and informatives. It should also be noted that the car park will necessarily be closed to the public during forestry operations, thereby avoiding any risk of parked cars impeding lorry movements.

- 6.6.2 The adjacent public footpath will be protected under separate legislation on which the applicant will be advised.

6.7 Drainage and flood risk

- 6.7.1 Most of the new hard surfacing would be permeable, and it is noted that the Flood and Water Management Team has no objection. Although culverting watercourses is generally discouraged under Core Strategy Policy CS18, additional short stretches are likely to be acceptable here (subject to a separate Ordinary Watercourse Consent application also being approved) as they are unlikely to significantly increase flood risk given the presence of the existing similar culvert at the point furthest downstream.

6.8 Impacts on residential amenity

- 6.8.1 The new track and enlarged car park would be well separated and screened from the neighbouring properties. Although there would be some noise during construction and felling works, this would be temporary and again not unreasonable in the context of the wider forestry activity.

7.0 CONCLUSION

- 7.1 For the reasons outlined above, officers consider the proposals accord overall with the principal determining criteria of the relevant development plan policies and national guidance, with any harmful impacts being minor and short-term and offset by the wider long-term benefits of restoring the ancient woodland. Approval of the

application is therefore recommended, subject to:

- finalisation of BNG arrangements, including a Section 106 agreement to secure off-site provision and/or monitoring if necessary; and
- conditions to reinforce the other critical aspects of the scheme.

8.0 RISK ASSESSMENT AND OPPORTUNITIES APPRAISAL

8.1 Risk management

8.1.1 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

8.2.1 Article 8 of the First Protocol of the European Convention on Human Rights gives the right to respect for private and family life, whilst 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.

8.2.2 Article 1 also requires that the desires of landowners must be balanced against the impact of development upon nationally important features and on residents.

8.2.3 This legislation has been taken into account in arriving at the above decision.

8.3 Equalities

8.3.1 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

- 9.1 There are likely financial implications if the decision and/or imposition of conditions are 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.

10.0 BACKGROUND

Relevant Planning Policies:

Central Government Guidance:
National Planning Policy Framework

Shropshire Local Development Framework Adopted Core Strategy Policies:

CS5 - Countryside and Greenbelt
CS6 - Sustainable Design and Development Principles
CS7 - Communications and Transport
CS8 - Facilities, Services and Infrastructure Provision
CS16 - Tourism, Culture and Leisure
CS17 - Environmental Networks
CS18 - Sustainable Water Management

Shropshire Council Site Allocations and Management of Development Plan Policies:

MD2 - Sustainable Design
MD11 - Tourism Facilities and Visitor Accommodation
MD12 - Natural Environment

Relevant Planning History:

None

11.0 ADDITIONAL INFORMATION

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STN674TDGRN00>

List of Background Papers:

Application documents available on Council website via link above

Cabinet Member (Portfolio Holder):

Councillor David Walker

Local Member:

Cllr Heather Kidd

AGENDA ITEM

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| Hope Valley Nature Reserve |
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| Appendix 1 – Conditions and Informatives |
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APPENDIX 1 – CONDITIONS AND INFORMATIVES

STANDARD CONDITIONS

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 in strict accordance with the approved, amended plans and particulars listed below in Schedule 1.

Reason: To define the consent and ensure a satisfactory development in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

CONDITIONS THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3.
 - a) No works associated with the development hereby permitted shall commence, and no equipment, machinery or vehicles shall be brought onto the site for the purposes of said development, until all tree protection measures specified in the submitted 'Tree Survey' report (dated 11th November 2024 and received by the local planning authority on 25th March 2025) have been fully implemented on-site to the written satisfaction of the local planning authority, and until the local planning authority has also been notified of the identity of a person who shall be responsible for day-to-day supervision of the site and to ensure that the tree protection measures are fully complied with. All approved tree protection measures must be maintained throughout the course of development works until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered nor any excavation be made, without the prior written consent of the local planning authority.
 - b) No existing tree indicated for retention shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority, with effect until the expiration of 5 years from the date of the substantial completion or first use of the development (whichever is the sooner). Any approved tree surgery works shall be carried out in accordance with British Standard BS 3998: 2010 (Tree Work) or its current equivalent.
 - c) All services shall be routed outside the root protection areas indicated on the approved Tree Protection Plan, or, where this is not possible, a detailed and task-specific method statement shall be submitted to and approved in writing by the local planning authority before relevant works commence.

Reason: To safeguard retained trees in the interests of the visual amenity and biodiversity value of the area, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

CONDITIONS THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

4. Prior to the first use of any part of the development, there shall be submitted to and approved in writing by the local planning authority a verification report by an appropriately qualified and experienced Ecological Clerk of Works, to demonstrate full adherence to and implementation of the recommended mitigation measures set out in Sections 4.1-4.5 of the submitted Ecological Impact Assessment (referenced MW0029, dated 13th February 2025 and received by the local planning authority on 25th March 2025), and in the 'Dormouse habitat assessment and recommendations' report by Phillip Playford (dated 16th December 2024 and received by the local planning authority on 25th March 2025). This shall include details of any pre-commencement checks undertaken.

Reason: To ensure appropriate ecological mitigation in accordance with Policy CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

CONDITIONS RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

5. Prior to the first use of the development, the vehicular access to the site shall be reconfigured, visibility splays provided and parking and turning areas laid out and surfaced in complete accordance with the approved plans. They shall thereafter be retained in that condition for their intended purposes throughout the lifetime of the development, and the visibility splays shall be maintained clear of any growths or other obstructions higher than 0.9 metres above ground level.

Reason: In the interests of highway safety, in accordance with Policies CS6 and CS7 of the Shropshire Local Development Framework Adopted Core Strategy.

INFORMATIVES

1. Your attention is drawn specifically to the conditions above which require the Local Planning Authority's prior approval of further details. In accordance with Article 27 of the Town and Country Planning (Development Management Procedure) Order 2015, a fee is payable to the Local Planning Authority for each request to discharge conditions. Requests are to be made on forms available from www.planningportal.co.uk or from the Local Planning Authority.

Where conditions require the submission of details for approval before development commences or proceeds, at least 21 days' notice is required in order to allow proper consideration to be given.

Failure to discharge conditions at the relevant stages will result in a contravention of the terms of this permission. Any commencement of works may be unlawful, and the Local Planning Authority may consequently take enforcement action.

2. This planning application is subject to mandatory Biodiversity Net Gain. For more information please see <https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers>. Development must not commence until you have submitted and obtained approval for a definitive Biodiversity Gain Plan and Habitat Management and Monitoring Plan.
3. The installation of a culvert pipe in any river, stream, ditch, drain or other watercourse may require Ordinary Watercourse Consent under the Land Drainage Act 1991. For further details see <https://www.shropshire.gov.uk/drainage-and-flooding/development-responsibility-and-maintenance/new-development-and-watercourse-consenting/ordinary-watercourses-applying-for-consent-for-works/>.
4. This planning permission does not authorise the applicant to:
 - construct any means of access over the publicly maintained highway (including any footway or verge);
 - carry out any works within the publicly maintained highway;
 - authorise the laying of private apparatus within the confines of the public highway, including any a new utility connection; or
 - disturb any ground or structures supporting or abutting the publicly maintained highway.

Before carrying out any such works the developer must obtain a licence from Shropshire Council's Street Works Team. For further details see <http://www.shropshire.gov.uk/roads-and-highways/developing-highways/>.

Please note that Shropshire Council requires at least three months' notice of the developer's intention to commence any works affecting the public highway, in order to allow time for the granting of the appropriate licence/permit and/or agreement of a specification and approved contractor for the works.

5. The applicant/developer is responsible for keeping the highway free from mud or other material arising from construction works at the site.
6. If any vehicular access and/or parking/turning areas slope towards the public highway, surface water run-off should be intercepted and disposed of appropriately. It is not permissible for surface water from the development to drain onto the public highway or into highway drains.
7. This planning permission does not authorise the obstruction, realignment, reduction in width, resurfacing or other alteration of any public right of way, temporarily or otherwise. Before carrying out any such operation you should consult Shropshire Council's Outdoor

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Hope Valley Nature Reserve

Recreation Team and obtain any closure order or further consents which may be required.

8. 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 39.