
Appeal Decision

Site visit made on 25 February 2026

by Hannah Guest BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 March 2026

Appeal Ref: APP/L3245/W/25/3375898

Land adjacent to Bank House, Hamperley, Church Stretton, Shropshire SY6 6PT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Dan Trachonitis against the decision of Shropshire Council.
 - The application Ref is 25/01370/FUL.
 - The development proposed is glamping cabins.
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Decision

1. The appeal is allowed and planning permission is granted for proposed glamping cabins at land adjacent to Bank House, Hamperley, Church Stretton SY6 6PT in accordance with the terms of the application, Ref 25/01370/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. The description of development set out on the application form refers only to a single glamping cabin. However, the evidence before me shows that the proposal would consist of two cabins, one to provide sleeping accommodation and the other to provide an amenity space suitable for a range of associated uses, such as a golf simulator, relaxation space, painting or hobby area. I have therefore used the description set out on the Council's Decision Notice in the formal decision and banner heading above, as this more accurately describes the development being permitted. I have determined the appeal on this basis.
3. I have used the address set out on the appeal form in the banner heading above, as this more accurately sets out the location of the appeal site.
4. As part of the appeal, the appellant submitted an Economic Impact Statement¹. The Council was given opportunity to comment on this statement as part of the appeal proceedings and therefore no party would be prejudiced by my consideration of it as part of the appeal.

Main Issue

5. The main issue in this appeal is whether the appeal site would be an appropriate location for the proposal with regards to the Council's spatial strategy.

¹ Economic Impact Statement, Planning Application 25/01370/FUL Proposed Glamping Cabins, Land Adjacent to The White House, Hamperley, Shropshire SY6 6PT, prepared by Mr & Mrs D & M Trachonitis, dated February 2026.

Reasons

6. Policy CS1 of the Shropshire Local Development Plan Adopted Core Strategy (2011) (Core Strategy) sets out the strategic approach for growth in Shropshire. It states that, in rural areas, development and investment will be located predominantly in community hubs and community clusters and will contribute to social and economic vitality. Outside these settlements, development will primarily be for economic diversification and to meet the needs of the local communities for affordable housing.
7. There is no dispute between the parties that the appeal site is located beyond the settlement boundary of any community hub or cluster, and for the purposes of the Council's spatial strategy, within the open countryside.
8. Policy CS5 of the Core Strategy permits development proposals on appropriate sites in the countryside, which maintain and enhance countryside vitality and character, where they improve the sustainability of rural communities by bringing local economic and community benefits. In particular, the policy supports sustainable rural tourism and leisure proposals that require a countryside location provided they accord with Policies CS16 and CS17 of the Core Strategy. The policy does not require proposals for sustainable rural tourism to demonstrate the need and benefit for the development proposed.
9. I acknowledge that the appeal site is located some distance from a range of services and facilities. Nonetheless, on my visit, I found it to be reasonably accessible by car, being only a short distance from the B4370, which provides a direct connection to the A49 and thereby a short and convenient drive to the services and facilities available in Church Stretton.
10. While Policy CS16 places an emphasis on the development of high-quality visitor accommodation in locations served by a range of services and facilities, it does not preclude proposals in rural areas. Instead, it expressly supports schemes in rural areas that are of an appropriate scale and character for their surroundings, are close to or within settlements, or form part of an established and viable tourism enterprise where accommodation is required.
11. In this case, the proposal would introduce a form of visitor accommodation that relies on a quiet and secluded countryside setting to deliver the intended experience. The recognisable hamlet of Hamperley, although offering little to no services and facilities, would be proximate to the development. The proposed accommodation would be modest in size, and the Council has raised no concerns regarding its character or visual effect. An appropriate landscaping scheme can be secured by condition.
12. Furthermore, the appeal site benefits from convenient access to the surrounding Public Rights of Way network and is a short drive, or potentially a walk for visitors, from various pubs and eateries in the wider area. Accordingly, I am of the view that the proposal would comply with Policy CS16 of the Core Strategy.
13. There is no dispute between the parties that the proposal has the potential to generate some additional income for the local visitor economy.
14. With regards to Policy MD11 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015) (SAMDev Plan), while the

Council contends that the proposal would fail to meet the legal definition of a caravan, in this case, there is no compelling reason why the presence of decking and utility connections would preclude the prefabricated cabins, which would be set on a non-permanent foundation system, from falling within the statutory definition.

15. For the reasons above, I am satisfied that the proposal would maintain and enhance countryside vitality and character and improve the sustainability of rural communities through local economic benefits. The proposal would therefore accord with Policies CS1, CS5 and CS13 of the Core Strategy and Policy MD11 of the SAMDev Plan, which seek to deliver a 'rural rebalance' that supports rural enterprise and diversification of the economy, including visitor accommodation for tourists. The proposal would also not conflict with Policy CS6 of the Core Strategy, which seeks to create sustainable places and deliver high quality development.

Other Matters

16. The appeal site is located within the Shropshire Hills National Landscape (National Landscape) and I am mindful that Section 85(A1) of the Countryside and Rights of Way Act 2000 (as amended) places a duty upon me to seek to further the purpose of conserving and enhancing the natural beauty of this landscape.
17. In this case, as noted above, the Council has not raised any concerns regarding the character or visual impact of the proposal. The proposed cabins would be modest in size and finished in wooden cladding, which, although not prevalent in the immediate area, is typically associated with rural character and would be in keeping with the countryside setting. I therefore find that the proposal would not harm the landscape and scenic beauty of the National Landscape and would therefore conserve its natural beauty.
18. I have taken careful account of the representations made by interested parties, including, among others, the effect of the proposal on the local water supply, use of the private lane/bridleway, biodiversity, and the living conditions of neighbouring occupants.
19. I understand that new development may cause some concerns. However, there are regulatory controls on non-mains water abstraction, with most forms of abstraction requiring a licence. The maintenance and condition of the private lane would be a private matter between the respective parties. The scheme would secure a measurable net gain in biodiversity, and the separation distances between the proposed cabins and neighbouring dwellings would ensure an adequate level of privacy. Given the modest scale of the development, any additional vehicle movements along the bridleway or noise and disturbance associated with the visitor accommodation, would be limited and unlikely to result in appreciable harm to the living conditions of nearby residents or compromise the safety or enjoyment of those using the bridleway. For the reasons above, I am therefore not of the view that unacceptable effects would result from the proposal in these regards.

Conditions

20. The Council has suggested 8 conditions be imposed on any grant of permission, which I conclude on below. In imposing conditions, I have had regard to the approach in the Framework and the Planning Practice Guidance. I have accordingly modified the wording or form of certain conditions without altering their fundamental aims. Pre-commencement conditions were agreed by the appellant.

21. In addition to the standard time limit condition, a condition specifying the approved plans is necessary for reasons of certainty. For the same reason and to protect the area's character and appearance, the details of the external finishes of the proposed cabins and a landscaping scheme are also justified.
22. To avoid increased flood risk, a condition requiring a surface water drainage scheme is needed. To safeguard biodiversity, a condition is required to ensure that the design of any external lighting is agreed by the Local Planning Authority. To ensure highway safety, a condition requiring the vehicular access, parking, and turning areas to be provided prior to occupation and retained thereafter is necessary. To prevent the establishment of substandard permanent dwelling units, a condition is also needed to ensure the cabins are only occupied by tourists.
23. The landscaping and drainage conditions would need to be pre-commencement, as these matters could influence the fundamental design of the proposal.
24. The Preliminary Ecological Appraisal & Biodiversity Net Gain report², submitted to support the application, explains that a net gain of 13.68% would be achieved as part of the proposal by planting a total of 7 individual trees on site. This is not disputed by the Council and, based on the information before me, I am satisfied that the biodiversity gain condition is capable of being successfully discharged.

Conclusion

25. For the reasons above, I find that the proposal would accord with the development plan, read as a whole. Having had regard to all relevant material considerations, it has not been demonstrated that there are any of sufficient weight to indicate that a decision should be taken otherwise in accordance with it. The appeal is therefore allowed, subject to the conditions set out in the attached schedule.

Hannah Guest

INSPECTOR

² Preliminary Ecological Appraisal & Biodiversity Net Gain prepared by Arbor Vitae Environment Ltd, Lower Betton Farm, Cross Houses, Shrewsbury, Shropshire, SY5 6JD, dated 01/04/2025.

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01399_002 Rev F; 01399_003.
- 3) No development shall take place until a detailed scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - a survey of all existing trees and hedgerows on and adjacent to the site;
 - identification of and measures to protect existing trees and hedgerows which are to be retained;
 - full details/schedules/specifications of the proposed new planting;
 - details of any walls, fences, retaining structures, gates or other boundary treatments/ means of enclosure;
 - details/samples of proposed hard surfacing materials; and
 - an implementation programme and schedule of landscape maintenance for a minimum period of five years.

The scheme of landscaping shall be carried out in accordance with the approved details and agreed implementation programme. Thereafter the completed scheme shall be maintained in accordance with the approved details.

If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes seriously damaged or defective, another tree or plant of a similar size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant.

- 4) No development shall take place until full details of the proposed means of surface water and foul drainage have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - percolation test results and sizing calculations for any surface water soakaways;
 - provision for installation of a silt trap or catch pit upstream of any drainage field;
 - details of any alternative or supplementary Sustainable Drainage Systems (SuDS) to be incorporated, to include calculations for any attenuation system;
 - details of any package treatment plant, septic tank or other foul drainage system, to include its means of discharge;
 - a scale drainage layout plan; and
 - a management and maintenance plan for the lifetime of the development.

The approved drainage scheme shall be fully implemented in accordance with the approved details before first occupation of the development hereby permitted. Thereafter, it shall be managed and maintained in accordance with the approved management and maintenance plan.

- 5) 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 lighting plan shall demonstrate that the proposed lighting will not adversely impact upon ecological networks and/or sensitive features. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.
- 6) Prior to the installation of the glamping cabins on the site, full details of their external materials and finishes shall have been submitted to and approved in writing by the Local Planning Authority. The cabins shall be completed in accordance with the approved details and thereafter the external materials and finishes retained for the lifetime of the development.
- 7) Prior to first occupation of the development hereby permitted, the vehicle access, parking spaces and areas for manoeuvring vehicles shall have been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the vehicle access, parking spaces and areas for manoeuvring vehicles shall be maintained, available at all times for their intended purpose.
- 8) The occupation of the development shall be limited to tourists whose main residence is elsewhere. The owner or 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 upon request at any reasonable time.