

KATE EVANS HAND PAINTED TILES

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To the Inspector

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Room: 3/22, Temple Quay House, 2 The Square,
Temple Quay, Bristol, BS1 6PN

APPEAL REF: APP/L3245/A/10/2129856/NWF

I am writing, as a South Shropshire resident, in support of the plans submitted by Merav and Janta Wheelhouse to erect a polytunnel and tool shed, to service and extend the work they are doing at Karuna.

- The proposed wooden shed is appropriate in terms of both design and materials
- The proposed polytunnel & shed would have minimal visual impact from the south and is not sufficient ground to justify refusal of the application. The applicants would be happy to implement more screening and landscaping to further reduce the visual impact, should this prove necessary in the view of the Inspector.
- The proposed location benefits from mature hedge cover as well as cover from thousands of trees planted on this Agro Forestry project.
- The application has been refused for a second time by the LPA on identical grounds to those given in the previous application over 2 years ago. The LPA are meant to be under a duty to look afresh at each new application. I do not believe that the LPA has done this, based on the identical reasons given for the second refusal of planning permission
 - This is an agro-forestry site and, as such, is in a state of constant change
 - The rapid growth of many of the trees on the site has substantially reduced the potential visual impact of the proposed polytunnel
 - This factor should have been taken into account and addressed by the LPA in determining the most recent application.
- Karuna Permaculture Project is fully compatible with the aims of the Shropshire Hills Area of Outstanding Natural Beauty (AONB).
 - The AONB seeks to develop a thriving, active environment and encourage local food production as part of the process of shifting to a low carbon economy
 - Food production at Karuna should be supported in line with this aim
 - There are other polytunnels which have been given planning approval within the Shropshire Hills AONB
 - It is unacceptable for the LPA to refuse this application for a polytunnel on the grounds that it is within the AONB
- I refer to the following section of the **Shropshire Hills AONB Management Plan 2009-14**, formally approved by Shropshire county Council, to which I believe the LPA should have had proper regard in determining the outcome of the application:

Low-impact forms of development (e.g. buildings using traditional, locally sourced and low embodied energy materials) have potential to fit well with the AONB's purposes. This is especially so where they are associated with sustainable lifestyles including low energy and resource use, small-scale land management using sustainable approaches to food or wood production and with community or educational uses. Guidance and regulation will remain important to ensure compatibility with landscape, local community and other considerations. There is a case however that such development may be suitable in locations where higher impact forms of development would not be allowed.

- The application has been refused by the LPA on the grounds of being sited away from the remote existing barn. I do not believe this is an appropriate ground for refusal.
 - The proposed siting is deliberate and essential
 - The proposed site is directly adjacent to the active horticultural area, tool shed and watering point
 - The daily work at the polytunnel is not related to the purposes of the barn, which is some 500m distant from the horticultural area and is used for long-term storage of fruits, vegetables, hay, straw and agricultural implements.
 - The area adjacent to the barn is unsuitable as it is not accessible all year round due to water logging of this lower part of the site during the wetter months.
 - The area adjacent to the barn is vulnerable to strong Westerly winds.
In a storm these winds will destroy a polytunnel.
- The area adjacent to the barn is unsuitable because it is in direct view of a neighbouring property. In contrast the proposed site is out of the field of view of any property.

The structures requested for Karuna are necessary for effective management of the land, and are also visually sympathetic to the surroundings.

Please allow the appeal and let the Wheelhouses build what they need to in order to continue to develop Karuna as a resource not just for sustainable agriculture, but also for education.

Yours faithfully

Kate Evans