Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05142

Decision Date: 17 August 2023

Applicant:	Ms Sharon Snook Siennas Valley Farm , Huntenhull Lane, Wiltshire, Chapmanslade, Somerset, BA13 4AS
Particulars of Development:	Erection of rural workers dwellinghouse
At:	Siennas Valley Farm, Huntenhull Lane, Chapmanslade, Westbury, BA13 4AS

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (1)

1 The site is located within the Corsley Heath to Chapmanslade Greensand Ridge Special Landscape Area and the Council concludes that the proposal would, by reason of its siting, design, form and bulk, have a harmful impact on that landscape character that would not be sympathetic to its special character and local distinctiveness; and for these reasons, the application is considered contrary to Core Policy 51 of the Wiltshire Core Strategy and Saved Policy C3 of the West Wiltshire District Local Plan as well as being contrary to Section 15 paragraph 174 a) and b) of the NPPF.

Informatives: (1)

2 The development hereby refused has been considered with reference to the following submitted plans and documents:

Application Forms, Planning, Access and Design Statement (PL.4745), Reading Agricultural Consultants “Rural Worker’s Dwelling Appraisal” (dated April 2022), Drawings Nos. PL4745/1A, PL4745/2, PL4745/3C, PL4745/4A, PL4745/5A, PL4745/6C received on 27th June 2023

Additional Agricultural Consultants Report received on 21st June 2023

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).