Wiltshire Council

# The Town and Country Planning Act 1990

## Refusal of Full Planning Permission

## Application Reference Number: PL/2023/04919

## Decision Date: 05 September 2023

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| **Applicant:** | Mr Glasel<br>Ivy Farm, West Yatton, Yatton Keynell, Wiltshire, SN14 7EW |
| **Particulars of Development:** | Formation of new vehicle access drive for Ivy Farm from the A420 and associated landscape works |
| **At:** | Ivy Farm, West Yatton, Yatton Keynell, Chippenham, Wilts, SN14 7EW |

**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):** (3)

1 The principle of introducing a new private access driveway onto a Class A road within an Area of Outstanding Natural Beauty, in a locality where there are only very limited accesses onto this highway, runs contrary to the aims and objectives of Core Policy 2: Delivery Strategy and Core Policy 48: Supporting Rural Life of the Wiltshire Core Strategy.

2 The application would introduce light pollution, noise and motion to a site located within the Cotswold Area of Outstanding Natural Beauty (AONB). Core Policy 51: Landscape specifically references the need to protect against such intrusion and as such the proposed new private access onto the A420 would directly conflict with the aims and objectives of Core Policy 51. In addition, the application proposal would conflict with Saved Policy NE14 of the North Wiltshire Local Plan 2011 which sets a presumption against applications which would result in the loss of important trees and / or hedgerows.

3 Insufficient information has been provided regarding drainage of the site, in particular whether the ‘dry pond’ and is a ‘soakaway’, the lack of provision of a construction management plan regarding mitigation of groundwater pollution, and details regarding the ownership and on-going maintenance of the proposed drainage system, including SuDS features. As such, the application fails to comply with Core Policy 67 of the Wiltshire Core Strategy.

*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)).