Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05818

Decision Date: 11 October 2023

Applicant:	Addington Investments Ltd Addington Lodge, Nether Kellet, LA6 1DZ
Particulars of Development:	Re-use of former equestrian barn to create two dwellings, driveways, landscaping and related infrastructure. Erect a stable block within one of the gardens comprising 10 stables, a tack room, store and hay room. Erect a barn and garage within the same curtilage. Erect a garage within the other curtilage (resubmission of PL/2022/08607)
At:	Boomerang Stables, Crooked Soley, Chilton Foliat, RG17 0TL

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 reasons:

Refusal Reasons: (2)

1 The proposed development would result in the creation of two large open-market five-bedroom dwellings, that are not considered to meet the circumstances of rural exception housing, would not meet any identified local need and would be located in an area that cannot provide reasonable access to essential services and facilities. The existing building is not redundant or disused and no clear evidence has been submitted to demonstrate that reuse for employment, tourism, cultural or community uses are not practical propositions. The proposal conflicts with the development strategy for the area as set out within Core Policies 1, 2, 14 and 48 of the adopted Wiltshire Core Strategy. It would also fail to accord with the planning policy advice of paragraphs 79 and 80 of the National Planning Policy Framework, which seek to locate rural housing where it would respond to local circumstances and reflect local needs unless exception policies apply.

2 The application site is in a location that cannot provide reasonable access to services and facilities, where the occupants of the development would have few options for sustainable transport alternatives and would be heavily reliant on the use of private motor vehicle transport contrary to Core Policies 60 and 61 of the adopted Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

Informatives: (1)

3 The application has been considered in line with paragraph 38 of the NPPF that:

Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The application is not considered to provide any improvements to the economic, social or environmental conditions of the area. The Applicant has been kept up-to-date with the assessment and has been given opportunities to provide additional information and responses to the Case Officer's correspondence.

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)).