Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05206

Decision Date: 24 October 2023

Applicant:	Mr Ross Tunbridge Ridgefield Farm , Green Road, The Ridge, Neston, Wiltshire, SN13 9PW
Particulars of Development:	Commercial use of former agricultural buildings (Retrospective)
At:	Ridgefield Farm, Green Road, The Ridge, Corsham, Wilts, SN13 9PW

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): (2)

1 The principle of introducing a B2 use on this site, which is not within, adjacent to, or particularly well related to any settlement within the designated hierarchy, and is not considered to be essential to the wider strategic interest of the economic development of Wiltshire, runs contrary to Core Policy 34 of the Wiltshire Core Strategy.

2 The application proposal results in a change to the character, appearance and use of the site which is not consistent with the wider character of the site and its setting in this rural location. This change to the landscape characteristics, as well as the impacts on the amenities and in terms of visual effects of the development, results in a proposal which does not accord with the aims, objectives and detail of Core Policies 48 and 51 of the Wiltshire Core Strategy and Policy CNP E3 of the Corsham Neighbourhood Plan.

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)).