Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/04820

Decision Date: 27 November 2023

Applicant:	Mr Michael McDonagh Green Planning Studio Ltd, Unit D Lunesdale, Upton Magna Business Park, Shrewsbury, United Kingdom, SY4 4TT
Particulars of Development:	A material change of use of land for the stationing of caravans for residential purposes with dayrooms and hardstanding ancillary to that use'
At:	Land at Clay Pitts, Greenhill, Royal Wootton Bassett, Wiltshire

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): (6)

1 Owing to the scale, layout, design and siting in an open field, the proposed development would result in an urbanisation of the site. This would have an unacceptable impact on local character and the appearance of the countryside, including from views from Rights of Way network. The development would fail to integrate effectively into its surroundings, to conserve and/or enhance landscape character or relate positively to its landscape setting. The proposal is therefore in conflict with Wiltshire Core Strategy Core Policies 47 (vi and viii), 51 (ii and iii), 57 (overall aims and parts i, iii and vi); and paragraphs 130 (a, b and c) and 174 (b) of the NPPF.

2 The size of the application red line is excessive, and it includes large areas of land not required to deliver the proposed development. The proposal would therefore change the use of a significant quantum of surrounding land unnecessarily, which would not respect the scale of Greenhill. This places the application in conflict with Wiltshire Core Strategy Core

Policy 47 (viii) and paragraph 25 of the Planning Policy for Traveller Sites.

3 The application fails to provide sufficient information to allow robust and comprehensive assessment of the ecological impacts of the proposal, including upon protected species and whether the development would result in no net loss of biodiversity. The proposed development therefore does not comply with Wiltshire Core Strategy Core Policies 47 (ix) and 50; and paragraphs 174 (a and d) and 180 (a and d) of the NPPF.

4 The application fails to provide sufficient information in respect of bin storage and collection details, in accordance with the adopted Waste Storage and Collection SPD. This also prevents the proper assessment of any visual impacts that may arise from waste storage in this sensitive landscape setting, as well as general amenity in terms of odours. The proposal is therefore in conflict with Wiltshire Core Strategy Core Policy 57 (vii).

5 The application fails to demonstrate that the development would be safe for users of the Public Right of Way ref. LMIL4, contrary to Wiltshire Core Strategy Core Policies 47 (ii), 57 (ix and xiv) and 61 (i and ii); Lydiard Millicent Neighbourhood Plan Policy LM8; and paragraphs 110 (b) and 111 of the NPPF.

6 The application fails to provide any information in terms of availability of alternative accommodation for the applicant or any personal circumstances. The conflict with Development Plan policies and material considerations is therefore not outweighed, as per the allowances of Policy H of the Planning Policy for Traveller Sites.

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)).