Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/04963

Decision Date: 22 January 2024

Applicant:	Cedar Care Homes Mortimer House, Clifton Down Road, Clifton, Bristol, BS8 4AE
Particulars of Development:	Provision of four temporary portable cabins to existing care home for staff accommodation.
At:	HILL HOUSE RESIDENTIAL HOME, LITTLE SOMERFORD, CHIPPENHAM, SN15 5BH

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 in the open countryside, where overnight accommodation is severely restricted under Core Policies 1 and 2 of the Wiltshire Core Strategy. Accommodation that is related to employment essential to the countryside is permitted as an exception under Core Policy 48, but only when supported by robust justification. The applicant has not presented a case that there is an essential need for the development, through failing to carry out a detailed analysis of: staff accommodation needs; the availability of alternative accommodation in nearby settlements; and any functional or financial evidence to support their case. The proposal is therefore in conflict with Wiltshire Core Strategy Core Policies 1, 2 and 48.

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)).