Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/06416

Decision Date: 23 January 2024

Applicant:	Ms Bola Adebanjo The Old Vicarage Dursley Road, Heywood, Wiltshire, BA13 4LG
Particulars of Development:	Demolition of dis-used Holy Trinity Church room, for proposed detached 3 bed dwelling with parking
At:	The Old Vicarage, Dursley Road, Heywood, Westbury, BA13 4LG

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 proposed development by reason of its location outside the defined limits of development and thus in the open countryside would result in future residents being heavily reliant upon the private car and as such would fail to comply with Core Policy 1, Core Policy 2, Core Policy 60 Core Policy 61 of the Wiltshire Core Strategy and the NPPF namely paragraph 11.

2 Insufficient information in the form of an appropriate ecology assessment has been submitted with the application to demonstrate that the proposed demolition and development would not have an adverse impact upon bats in the Bath and Bradford on Avon Special Area of Conservation and as such fails to comply with Core Policy 50 of the Wiltshire Core Strategy, the Trowbridge Bat Mitigation Strategy and the Habitats Regulations Assessment.

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)).