Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Application for Removal/Variation of Conditions

Application Reference Number: PL/2023/08204

Decision Date: 26 January 2024

Applicant:	Mr Robert Buttle Buttle Farm Compton Basset, Nr Calne SN11 8RE
Particulars of Development:	Removal of Conditions 16 and 17 (Tourism Occupancy Restriction Conditions) and addition to plans set out within Informative 1 associated with N/10/00054/FUL relating to details of external elevation treatments and proposed boundary treatments defining residential curtilage. Replace with condition(s) restricting permanent occupancy to over 55's only plus dependent relatives and carers.
At:	The Chalk Barn, Buttle Farm, Compton Bassett, Calne, Wilts. SN11 8RE

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): (3)

1 Core Policy 1 of the Wiltshire Core Strategy sets the Local Plan's spatial strategy by identifying the locations where sustainable development will be directed towards. Core Policy 2 then says that development will not be permitted outside of the limits of development, as defined on the policies map, unless in accordance with circumstances set out in paragraph 4.25 of the Core Strategy. The proposed development does not accord with any of the permitted circumstances. The proposal is therefore in conflict with Wiltshire Core Strategy Core Policies 1, 2, 8, 60 and 61, as well as North Wiltshire Local Plan saved Policy H4. It would also conflict with CBNP Objective 9 and Policy 9. This conflict is not outweighed by any material considerations.

2 Given the spatial context of the building within the site and the mix of uses and activities, the application will result in unacceptable levels of amenity for the occupants of the proposed dwelling, thus conflicting with Core Policy 57 and Section 12 of the NPPF.

3 Insufficient information has been provided to demonstrate that the tourist use of the building is unviable, and if so, whether other preferred uses would be viable, before considering the

acceptability of the principle of converting the building to a residential use. As such the application conflicts with Core Policy 48 (WCS) and CBNP Objective 8 and Policy 8.

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)).