Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/09367

Decision Date: 26 January 2024

Applicant:	Churchill Retirement Living Churchill House, Parkside, United Kingdom, BH243SG
Particulars of Development:	Change of Use of Commercial Unit 4 (Use Class E) to Residential Accommodation (Use Class C3)
At:	Orchard Lodge, The Pippin, Calne, SN11 8RN

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 change of use from retail use to residential use would adversely impact the vitality and viability of the town centre. As such the proposed change of use would conflict with Core Policy 38 (WCS), Saved Policy R2 (NWLP) and Section 7 of the NPPF.

2 Insufficient information and detail have been provided regarding the proposed parking provision and how this relates to the nature of the occupation. As such the application is contrary to Core Policy 61 (WCS) and Section 9 of the NPPF.

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)).