Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10440

Decision Date: 08 February 2024

Applicant:	Mr. Brendan Smith, New Road Services, New Road, Codford, Warminster, BA12 0NS.
Particulars of Development:	Retrospective application for siting of 22 no. storage containers within the existing commercial site.
At:	Greenhill Farm, Green Lane, Codford, Warminster, Wilts, BA12 0NY

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 This unauthorised proposal pursuant to the siting of the 22 storage containers within the Cranborne Chase National Landscape is an unacceptable and harmful development by virtue of its visual presence and industrial appearance which neither conserves or enhances the setting or character of the highly protected environment, contrary to Core Policy 51 of the adopted Wiltshire Core Strategy, Paragraphs 180 and 182 of the NPPF and the principles enshrined in The Cranborne Chase Partnership Management Plan.

The proposal is also contrary to CP57 of the adopted Wiltshire Council Core Strategy, pursuant to the close proximity of the storage containers to neighbouring residential properties and gardens.

The Council is also not satisfied with the level of supporting information and justification in regards to the containers' use (extent of use, hours of operation,

access arrangements and the type of storage whether commercial or residential).

Informatives: (1)

2 This unauthorised development appears to be in breach of the previously approved landscaping scheme in regard to the siting of the storage containers and coaches on land reserved as open landscaping/paddock area, pursuant to planning permission ref. 18/11919/VAR which is currently being implemented. Therefore conditions 10 and 11 of the same planning permission appear to be breached.

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)).