Wiltshire Council

The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Application Reference Number: PL/2023/07377

Decision Date: 21 February 2024

Applicant:	CJ Room Developments Ltd Croft House, Cerney Wick Lane, Cerney Wick, Cirencester, Glous, GL7 5QH
Particulars of Development: **At:**	Permission in principal for erection of 1 no. dwelling Land At The Haven, Webbs Hill, Minety, Malmesbury, Wilts, SN16 9QG

In pursuance of their powers under the above Act, the Council hereby REFUSE Permission in Principle for the development referred to in the above application and plan submitted by you, for the following reason(s):

Refusal Reason(s): (2)

1 The site is located in the countryside and outside of any Limits of Development which is deemed not to fit the requirements for 'infill' development as such development would conflict with the overarching strategy of the development plan established at Core Policies 1, 2 and 19 of the Wiltshire Core Strategy, saved Policy H4 of the North Wiltshire Local Plan, and Paragraphs 2, 7, 8, 9, 15, 47, 79 and 80 of the NPPF

2 Due to the locality and limited local services, facilities and amenities, occupants of a dwelling on the plot is highly likely to be heavily reliant on the use of private motor transport for the majority of day to day activities, contrary to the principles of sustainable development and the aims of reducing the need to travel, contrary to Wiltshire Core Strategy Core Policy 60 and Core Policy 61; NPPF 2, 7, 8, 9 & 105.

Parvis Khansari **- Corporate Director, Place**

1. **Appeals**

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990. Forms can be downloaded from the web site: www.planning-inspectorate.gov.uk or accessed via the Planning Portal: http://www.planningportal.gov.uk/planning/appeals.

Appeals must be made within 6 months of the date of the refusal. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted by the Local Planning Authority, having regard to the Statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. A copy of the appeal documents should be sent direct to the Council using the following email address: planningappeals@wiltshire.gov.uk.