Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10888

Decision Date: 06 March 2024

Applicant:	C A Swift Poultry C A Swift Poultry Stroud Farm Rowde, Devizes, SN15 2JL
Particulars of Development:	Change of use of agricultural building to rural worker dwelling.
At:	Stroud Farm, Rowde, Wiltshire, SN15 2JL

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 reasons:

Refusal Reasons: (2)

1 The proposed business at Stroud Farm presents a functional need for the presence of an agricultural worker at most times and currently, the business is profitable and viable. However, at the time of the application submission there is a fundamental conflict between the request for a permanent new dwelling to meet an essential need generated by a business where the duration of that business is governed by a short-term arrangement documented within the current Farm Business Tenancy, which ends in October 2024. Due to this short-term arrangement, which contains no statutory rights to its renewal, it is considered that a permanent dwelling is not deemed justified at this current time and would not accord with Core Policy 48 of the Wiltshire Core Strategy or guidance contained within the National Planning Policy Framework (2023).

2 The proposed development, by reason of the isolated siting and change to the character of the building, together with the associated residential paraphernalia within the open countryside, would be harmful to the visual amenities of the area and to landscape character. As such, the

proposal would not be sympathetic to nor would it enhance the character and appearance of the area. Furthermore, it could not be successfully integrated within the landscape and would appear as an isolated residential development in the open countryside. The proposed development is therefore contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy.

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)).