Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05387

Decision Date: 15th March 2024

Applicant:	West Melbury Farm Ltd. c/o agent
Particulars of Development:	Conversion and Re-use of a Redundant Rural Building for Economic Development B2/B8 use and amendments to the design of the building approved under PL/2021/05261 (part retrospective)
At:	Land at Littledown, Shaftesbury, SP7 9HD (Easting 38700, Northing 124850)

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 The application site relates to an existing agricultural barn on agricultural land, with vehicular access onto the narrow Wincombe Lane, and directly adjacent a public footpath system. The site is elevated, and within a predominately rural location within the Area of Outstanding Natural Beauty with any users or visitors to the site being reliant on the use of a private vehicles. Given the availability of other purpose- built employment units in the area, and the lack of justification provided for the proposed use, it is considered that the retention of the building for a Class B2/B8 employment use would not outweigh the significant harm the proposal would cause to the landscape character and tranquillity of the AONB, resulting from the associated noise, disturbance and light pollution created, and the resultant non-agricultural appearance of the site. As a result, the proposal would be an inappropriate form of unsustainable development detrimental to the special character and appearance of the landscape of the AONB/National Landscape. Subsequently, the proposal is considered to contrary to the aims of Core Policies CP34, CP51, CP60, CP61 of the Wiltshire Core Strategy and the aims AONB Management Plan, and the NPPF, including paragraphs 109 and 182 of this guidance, and also the CROW Act 2000 (as amended).

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)).