Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/11190

Decision Date: 26 April 2024

Applicant:	Mr Paul Mayo Common Farm House, Common Farm , Quemerford, Calne, Wiltshire, SN11 8UB
Particulars of Development:	Proposed erection of two detached dwellings and associated works
At:	Land to the East/Adjacent to 279 Quemerford, Calne, Wilts, SN11 8LA

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 site is located in the open countryside outside of the limits of development of Calne as defined on the Policies Map and by virtue of its scale and location would conflict with the sustainable development strategy of the plan as expressed in Core Policies 1, 2 and 8 (Community Area Strategy Policy) of the Wiltshire Core Strategy. The proposed residential development does not fall to be determined under any of the 'exception policies' defined at paragraph 4.25 of the plan within Core Policies 8 & 44 of the Core Strategy or relate to a site allocated in the development plan for residential use. It would therefore constitute unsustainable development in the countryside.

2 The proposal represents the introduction of new residential development projecting out into the open countryside and with no reference to the prevailing pattern and character of existing development which fronts the A4 road. It cannot be regarded as being high quality development as is required by section 12 to the NPPF and the proposal would not respond positively to the existing townscape and landscape in terms of building line and streetscape

and it would fail to effectively integrate into its setting, as is required by policy CP57 to the Wiltshire Core Strategy. Similarly, neither does the proposal reinforce local distinctiveness or respond positively to the existing townscape and its relationship with its countryside hinterland or respect the pastoral setting of Calne or address the sensitive rural edge of the town, its tranquillity and the need to protect against intrusion from light pollution, noise, and motion, as is required policies BE2 and NE2 to the Calne Community Neighbourhood Plan.

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)).