Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10620

Decision Date: 03 May 2024

Applicant:	Mr A Stibbard c/o Agent, West Street, Aldbourne, United Kingdom, SN8 2BL
Particulars of Development:	Change of use of existing agricultural land for laying of hardstanding (part retrospective) for the siting of 20 storage containers and erection of palisade fencing and associated gates for self-storage use (Use Class B8)
At:	South Farm, Water Eaton, Swindon, Wilts, SN6 6JU

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): (3)

1 The proposal entails the installation of 20 self-storage containers, with a change of land use to Class Use B8 Storage. Due to the nature of the development, being located in the open countryside and does not provide any employment opportunities. It is determined not to be essential to the wider strategic interest of the economic development of Wiltshire. Therefore, the proposed development is not acceptable in this regard. It does not comply with the core policies CP1, CP2, CP35, and CP51 of the Wiltshire Core Strategy or the principles and objectives of the NPPF. Therefore, the principle of development cannot be established.

2 Part of the development site falls within the designated Priority Habitat Inventory Area. Details requested about the ecological state of the site have yet to be provided with an area already removed for the retrospective hard standing. As such, the LPA cannot ensure that the proposal has not and will not significantly affect protected habitats or species.
Given this, the proposal is not in accordance with Core Policy 50 of the Wiltshire Core Strategy or Paragraph 180 of the NPPF.

3 The proposal would have an unacceptable impact on the locality's character and appearance. It would not enhance the local landscape but introduce an urbanising form, significantly impacting a Priority Habitat Inventory Area and area of countryside. The proposal design and material are considered to be more appropriate within an industrial setting than that the countryside. As such, the proposal would not accord with the provisions of WCS Core Policy 51, Core Policy 57 , and NPPF Paragraph 180.

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)).