Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10727

Decision Date: 15 May 2024

Applicant:	Mr Luke Cowlard All Oaks Farm, Heddington, Calne, United Kingdom, SN11 0PF
Particulars of Development:	Erection of wooden cabin for residential use and wooden storage unit
At:	All Oaks Farm, Heddington, Calne, Wilts, SN11 0PF

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 proposed development, by reason of its location outside of any defined settlement boundary within the open countryside, would be contrary to the settlement, delivery and community area strategies of the Wiltshire Core Strategy. The proposed development is deemed to be unsustainable as it would conflict with the Council's plan-led approach to sustainable development and is unacceptable in principle. The proposal would not constitute sustainable development and would conflict with the principle aim of the National Planning Policy Framework which is to be genuinely plan-led.

There is insufficient functional and financial evidence to justify the essential need of an agricultural workers dwelling at the application site. This is unacceptable in principle.

The proposal fails to accord with Core Policies 1 'Settlement Strategy', 2 'Delivery Strategy', 8 'Spatial Strategy for the Calne Community Area', and 48 'Supporting

rural life' of the adopted Wiltshire Core Strategy (Jan 2015); Saved Policy H4 of the NWLP (June 2006); and Paragraph 80 of the National Planning Policy Framework (2023).

2 The proposal, located remote from a range of services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys. The proposal is therefore not considered to be a sustainable form of development and is contrary to Core Policies 57 (xiv), 60(i) and 61 of the Wiltshire Core Strategy (Jan 2015) and the NPPF 2023 paras 108-110

3 The introduction of a new dwelling within the open countryside with a large residential curtilage, new hardstanding, multiple structures and associated paraphernalia is considered to be harmful and intrusive to the character and rural nature of the area and contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy (Jan 2015)

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)).