Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10421

Decision Date: 17 May 2024

Applicant:	Robert Hitchins Ltd The Manor, Boddington, Cheltenham, GL51 0TJ
Particulars of Development:	Development of a new Local Centre comprising a Class E(f) day nursery and Class E(a) convenience store, with associated parking, access and landscaping.
At:	Land South of Abberd Lane, and east of Spitfire Road, Calne

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 Based on the nature and character of the immediately surrounding land, the proposed building does not effectively integrate into its setting in terms of building design, layout, built form, height and mass. It does not take due account of the characteristics of the site and the local context and does not relate effectively to the immediate setting and adjoining uses. As such, the application is contrary to Core Policy 57 of the Wiltshire Core Strategy and paragraphs 130 and 135 of the National Planning Policy Framework.

2 The proposed development is outside of the settlement boundary and as such represents an ad hoc visual incursion into the countryside. As a consequence, the proposed development would give rise to a visually jarring feature at the urban / rural fringe which will result in an unacceptable landscape impact, contrary to Core Policy 51 of the Wiltshire Core Strategy and Policy NE2 of 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)).