Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/06108

Decision Date: 07 June 2024

Applicant:	mr michael barrett 11 Whittonditch Road, Ramsbury, Marlborough, Wiltshire, SN8 2PY
Particulars of Development:	Siting of a mobile home and the rebuilding of existing storage barn
At:	Land NE of 1 Lamplands, Ramsbury, Marlborough, SN8 2PW

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): (4)

1 The principle of the development of the residential use of this site within open countryside conflicts with the spatial planning and new housing policies of the development plan, namely Core Policies 1, 2 and 14 of the Wiltshire Core Strategy and no material considerations have been identified that warrant determination of the application other than in accordance with the development plan.

2 The proposal, by reasons of the location, appearance of the mobile home and other associated domestic features (patio and timber fencing) has resulted in the creation of an overly domestic appearance to the land causing harm to the distinctively rural character of the site, surrounding area and North Wessex Downs National Landscape contrary to the aims of core policies 51 and 57 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

3 Insufficient information has been submitted to demonstrate that no harm to protected species or the biodiversity value of the site and adjacent land (particularly the habitat value of the chalk stream and its corridor and the nearby River Kennett SSSI) has occurred or will occur into the future and that suitable mitigation against any harm can be implemented contrary to the aims of core policy 50 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

4 Insufficient information has been submitted to demonstrate that the site can be adequately drained without increasing the risk of flooding or pollution to adjacent land (particularly the chalk stream that runs along the north-western site boundary) contrary to the aims of core policies 50 and 67 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

Informatives: (1)

5 The application has been considered in line with paragraph 38 of the NPPF that:

Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The application is not considered to provide any improvements to the economic, social or environmental conditions of the area. The applicant has been kept up-to-date with the assessment and has been given opportunities to provide additional information and responses to the case officer's correspondence.

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)).