Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10812

Decision Date: 13 June 2024

Applicant:	Mr L Johnstone Land to the North of 34 - 39 Clyffe Pypard, SN4 7PY
Particulars of Development:	Change of use of land to form a 3-pitch traveller caravan site, along with the erection of a day room and boundary fencing with access from Clyffe Pypard
At:	Land North of 34 - 39 Clyffe Pypard, SN4 7PY

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 application seeks permission for development in the countryside, distant from any of the identified settlements and lacking access to employment, services and facilities. The development is not supported by Core Policy 47 of the Wiltshire Core Strategy or any of the exception policies permitting development in the countryside and as such the development would be contrary to Core Policies 1, 2 and 19 of the Wiltshire Core Strategy, as well as Paragraph 25 of the Planning Policy for Traveller Sites.

2 The development relies on access taken across the highway, taking over a turning head needed to allow safe access and egress to the main road in a forward gear. The development therefore represents a hazard to highway safety. Furthermore, the development is in contradiction of Section 177 of the Highways Act 1980 and prohibits the construction of a building over any part of a highway maintainable at the

public expense without a licence from the relevant highway authority. The development is therefore contrary to Wiltshire Core Strategy (2015) CP61 and 57 (xiv), paragraphs 114 and 116 of the National Planning Policy Framework and Section 177 of the Highways Act 1980.

3 The heavily enclosed nature of the development significantly detracts from the visual quality of the local environment, resulting in landscape harm in the North Wessex Downs National Landscape, an area of outstanding natural beauty, and is unsympathetic to the local character and appearance, contrary to Core Policies 51 and 57 (i, iii and ix) of the Wiltshire Core Strategy, Paragraph 26 (b and d) and Paragraphs 135, 180 and 182 of the National Planning Policy Framework.

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)).