Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05675

Decision Date: 09 August 2024

Applicant:	Mr L Hibbs (Tree Technique Ltd) C/O Agent, Atlas Planning Group, Bodenham House Barn, Bodenham, Salisbury SP5 4EN
Particulars of Development:	Erection of a B8 storage building for the continued storage of woodchip and timber
At:	Former Salt Depot to the west of the A345, High Post, SP4 6AT

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): (1)

1 The existing access is not safe or suitable for the existing use which is authorised through a certificate of lawful use. The provision of a new building on the site would be likely to lead to an intensification of use of the site and associated vehicular movements on to the highway via the substandard access. The application does not include sufficient information to enable the LPA to determine whether adequate access arrangements can satisfactorily accommodate articulated vehicles, nor whether adequate turning and car parking is available within the site for the proposed use. The geometry/design of the access arrangements as proposed is likely to result in excessive manoeuvring on the highway, in particular by large/heavy vehicles, with the consequent risk of additional hazards to all users of the road. In addition, the site has insufficient frontage to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in the interests of highway safety. Approval of the proposed development would be detrimental to the safety of highway users, contrary to Core Policies 57, 60, 61, 62 and 64 and the National Planning

Policy Framework at paragraphs 114, 115 and 116.

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)).