Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/07895

Decision Date: 18 October 2024

Applicant:	Mr & Ms Caryn and Kenneth Mandabach and Bolen Gaundle Granary, Montacute, Somerset, TA15 6US
Particulars of Development:	Change of use of land from agriculture to residential and the Demolition of existing barns and erection of new four bed residential home and detached car port/garden store.
At:	Poles Farm, Swallowcliffe, Salisbury, Wilts, SP3 5NX

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 It is proposed to demolish an existing Dutch barn and remove other structures within the Poles Farmhouse complex, and provide a four-bedroom dwellinghouse, outbuilding and residential curtilage. The site is within a Conservation Area and the landscape of the Area of Outstanding Natural Beauty (AONB), where new residential development is limited. Due to the overall size, scale and positioning of the development proposal, it would result in an overly large dwellinghouse that is not considered to be compliant with the Council's "infill" policy, and which would cause significant harm to the character and setting of the area, and the wider AONB by way of the resulting light pollution created. Consequently, the proposal is contrary to the aims of Core Policies CP2, CP51, CP57 and CP58 of the Wiltshire Core Strategy, and the aims of AONB Management Plan and the NPPF.

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)).