

Wiltshire Council

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2024/10997
Decision Date: 23/04/2025

Applicant:	Ms L Twine 84 Crane Street Salisbury SP1 2QD
Particulars of Development:	Change of Use from office (Class E) to a dwelling (Class C3) together with minor internal and external alterations to include a replacement, ground floor, single storey extension to the rear. (resubmission of PL/2023/00308)
At:	Crane House, 84 Crane Street, Salisbury, SP1 2QD

In accordance with paragraph 39 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 Insufficient marketing evidence has been submitted to justify the loss of employment land/jobs in the Principal Settlement of Salisbury; to demonstrate that the existing building is no longer fit for purpose; to demonstrate that the site has no long term or strategic requirement to remain in employment use; to demonstrate that its present or any other employment use cannot be made viable; to demonstrate that a residential use is the only viable use for the building; nor to

demonstrate that a genuine and sustained attempt to sell or let the property on reasonable terms for employment use have been undertaken. The proposals are therefore considered to be contrary to the provisions of the National Planning Policy Framework; and the requirements of WCS policies CP1 (Settlement Strategy), CP20 (Salisbury Community Area) and CP35 (Existing Employment Sites).

- 2 The site is situated within the catchment of the River Avon Special Area for Conservation, which is a European designation. Advice from Natural England indicates that every permission that results in a net increase in foul water entering the catchment could result in increased nutrients entering this European site causing further deterioration to it. The application does not include detailed proposals to mitigate the impact of the identified nutrient burden that will be generated by the proposals and consequently, the Council as a competent authority is unable to conclude that there would be no adverse effect on the integrity of this European Site as a result of the development. The proposal would therefore conflict with the National Planning Policy Framework; Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC); and Policy 5 of the Salisbury Neighbourhood Plan
- 3 The site is situated within the zone of influence of the New Forest Avon Special Area for Conservation, New Forest Special Protection Area; and the New Forest Ramsar sites, which are European designations. Advice from Natural England indicates that every permission that results in a net increase in people in the catchment could result in increased recreational pressure on the New Forest causing further deterioration of these European designations. The application does not include any mechanism to mitigate the identified impact generated by this development and consequently, the Council as a competent authority is unable to conclude that there would be no adverse effect on the integrity of this European Sites as a result of the development. The proposal would therefore conflict with the National Planning Policy Framework; Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity); and Policy 5 of the Salisbury 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 \(www.gov.uk\)](#)).