



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09420
Decision Date: 04/03/2026

Applicant:	Mr J Grisley C/o Agent,
Particulars of Development:	Change of use to a Gypsy and Traveller site and associated works including the stationing of a residential lorry as 1 no mobile home, and demolition of stables and the erection of a day room for use as ancillary storage, utility room and PV installation (partially retrospective)
At:	Land SW of B4069, The Banks, Lyneham, Chippenham, SN15 4EZ

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

- 1 The proposal would fail to satisfy criteria ii), vi) and viii) of Core Policy 47 of the Wiltshire Core Strategy in meeting the needs of gypsies and travellers. As a result, the principle of the proposed development would fail to be supported by the exceptional policies and would be in conflict with Core Policies 1, 2 and 19 of the Wiltshire Core Strategy. As such, the principle of development is contrary to the development plan as a whole.

Refusal Reason

- 2** The proposed development, by reason of its scale of change of use to residential land, would result in a disproportionate and excessive encroachment into the open countryside with a domestic use of a substantial area of land in the countryside. It fails to recognise the intrinsic character and beauty of the countryside and would result in permanent and significant harm to the landscape character and visual amenity of the area. As such, the proposal is contrary to paragraphs 135 and 187 of the National Planning Policy Framework (NPPF), and Core Policies 51 and 57 of the Wiltshire Core Strategy.

Refusal Reason

- 3** The proposed development, by reason of its siting, layout and visibility, fails to achieve a safe and satisfactory standard of access. Any increased use made of the existing sub-standard access generated by the proposed development would be prejudicial to road safety. As such, the proposal is contrary to Core Policies 57(xiv), 60 and 61(ii) of the Wiltshire Core Strategy and Paragraphs 115 & 116 of the National Planning Policy Framework (NPPF).

Refusal Reason

- 4** The application fails to provide sufficient information to demonstrate that the BNG objective can be met and that the BGP condition is capable of being discharged. The proposal is therefore contrary to the requirements of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Nic Thomas - Director of Planning, Economy and Regeneration

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 \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).