



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/01149
Decision Date: 09/04/2026

Applicant:	Mr T. Waldron Park Farm Barn Lacock Road North East C157 Through Westrop To T Junction, Westrop, Corsham, Wiltshire, SN13 9QF
Particulars of Development:	Change of use of rural building to form Class C3 dwellinghouse
At:	Park Farm Barn, Westrop, Corsham, SN13 9QF

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 site is located outside of the defined settlement boundary and is within the open countryside. The site is not allocated for housing development and the proposal amounts to new residential development in the open countryside that is not related to the essential need of agriculture, forestry or other rural based enterprise. The proposal is therefore contrary to Wiltshire Core Strategy Core Policies 1, 2, 11, 60 and 61 (WCS) and Saved Local Plan Policy H4 (NWLP) and paragraphs 2, 8, 11, 12, 48, 84 and 115 of the NPPF.

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)).