

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/00464
Decision Date: 09/04/2026

Applicant:	Mr Noel Hannan Emmaus School School Lane, Warfield, Staverton, Wiltshire, BA14 6NZ
Particulars of Development:	Retrospective application for approval of security fencing which required to support the safeguarding, safety and effective operation of the school, while maintaining an open and welcoming environment appropriate to its educational setting.
At:	Emmaus School, School Lane, Staverton, Trowbridge, BA14 6NZ

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

- By reason of its height and its incongruous relationship with the host building and streetscene, the 3m high fence that encloses the school playground (which is considered the most important part of the application submission), is disproportionate and harmful to the scale of the Victorian-built stone school building (which is considered to be a non-designated heritage asset) and is equally harmful to the character and appearance of the immediate surroundings and streetscene, through its harsh, utilitarian appearance, which is at odds with both the historic vernacular character of the identified local asset and the suburban character of the immediate area. As such, the proposal fails to deliver the required high-quality design that respects local character and distinctiveness and is consequently contrary to WCS Core Policy 57 and the Wiltshire Design Guide and the NPPF.***

Refusal Reason

- 2 ***By reason of its height and juxtaposition with the host building, the 3m high fence has a low level less than substantial harm to the significance, character and appearance of the Victorian-era school building on-site which is considered to be of merit as a non-designated heritage asset that this harm is afforded great weight in the decision-making process. No heritage justification has been provided, nor have sufficient public benefits been demonstrated that would outweigh the identified harm. The proposal therefore fails to conserve or enhance the historic environment and is contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy, the Wiltshire Design Guide, and section 16 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)).