

16 April 2026

The Planning Inspectorate
3/10b Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

TOWN AND COUNTY PLANNING ACT 1990 – SECTION 78 APPEAL

APPEAL REF:	6006035
LPA REF:	PL/2025/09044
SITE ADDRESS:	Woodside End Stables, Greenhill, Royal Wootton Bassett, Wiltshire, SN4 8EH
APPELLANT:	Mr R & Mrs N McCormack
DEVELOPMENT DESCRIPTION:	Erection of 1No new dwelling in lieu of existing stables and welfare facilities
PREPARED BY:	Ms Hilary Quixley, B.Sc., M.Sc.

Dear Sir/Madam,

The Council considers that this appeal should be determined on the basis of the application as refused. In accordance with the *Wheatcroft principle* and the Planning Inspectorate's procedural guidance, amendments at appeal stage are only acceptable in exceptional circumstances and subject to the Inspector's agreement. Any changes must not prejudice the interests of third parties or compromise the fairness and transparency of the process, as required by national policy and guidance.

The Local Planning Authority relies entirely on the Case Officer's report as its Statement of Case, a copy of which has already been provided to the Inspectorate. No additional comments are offered on the appellant's Statement of Case, and the Council does not intend to submit further evidence.

For the reasons set out in the Case Officer's report, the Council respectfully requests that the appeal be dismissed, in accordance with the development plan and having regard to the National Planning Policy Framework and Planning Practice Guidance.

It is not possible for conditions to be imposed on a grant of Permission in Principle. As such, it would not be appropriate to provide a list of suggested conditions in the event that the Inspector is minded to allow the appeal.

Yours faithfully,

Hilary Quixley
Planning Officer