



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09300
Decision Date: 21/04/2026

Applicant:	Mr & Mrs P & S Kishere Combe Down Farm Blandford Road Coombe Bissett Salisbury SP5 4LJ
Particulars of Development:	Retrospective Application for Creation of a Vehicle Ramp
At:	Coombe Down Farm, Blandford Road, Coombe Bissett, SP5 4LJ

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 installation of an external vehicle ramp on agricultural land, to facilitate engineering workshop activities associated with the existing commercial business, would enable repair, maintenance of vehicles to take place outside of any building. This would be contrary to Conditions 2, 7, and 8 of the original planning consent S/2009/1806 , which strictly restrict the nature of the authorised use, prohibit the carrying out of industrial processes and the storage of equipment externally, and require all repair and maintenance activities to take place within enclosed buildings in the interests of landscape protection and neighbouring amenity.

The external ramp, by its nature and intended use, would intensify activity outside the approved buildings, resulting in unacceptable harm to the open rural character and scenic quality of the National Landscape, and would give rise to additional noise, disturbance and visual impacts detrimental to the amenities of nearby occupiers. Furthermore, insufficient justification has been provided to demonstrate a functional or operational need for the ramp in this sensitive countryside location. The proposal therefore represents inappropriate development within the National Landscape and conflicts with the original intent of the planning conditions imposed to safeguard the countryside and residential amenity, contrary to Core Policy 51 (Landscape) and Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy and the aims of the NPPF.

Informative

- 1 The development has been assessed against the following plans:

Application form received 01/12/2025

Site plan received 25/02/2026

Location plan received 25/02/2026

Elevations/plans received 19/01/2026

Vehicle ramp photos and specifications received 26/11/2025

REASON: For the avoidance of doubt

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)).