



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/00450
Decision Date: 12/06/2026

Applicant:	Mr Stuart Emms 4 Limes Place, Latton, Swindon, SN6 6DR
Particulars of Development:	Revised scheme- Residential conversion of former agricultural building into one dwelling, further to Class Q consent (PL/2025/07492)
At:	Land to South of Farfield Lane, Cricklade, SN6 6HZ

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):

- 1** The development would be in an isolated location outside any recognised development limits, resulting in the creation of a new dwelling in the open countryside. This is contrary to the National Planning Policy Framework, and Policies CP1, CP2 & CP19 of the Wiltshire Core Strategy, which set a presumption against development outside of the towns and villages in rural areas except in a number of exceptional circumstances, none of which apply in this instance. The proposal does not fall to be considered as the conversion and reuse of a disused and redundant rural building for the purposes of exception policy CP48 (Supporting Rural Life) and in any event it is not demonstrated that the relevant criteria of CP48 are met, including whether preferential uses are practical propositions, whether the site is well served by services and facilities and whether the development is compatible with its surroundings. The proposal fails to accord with Core Policies 1, 2, 19 and 48 of the Wiltshire Core Strategy, Saved Policy H4 of the NWLP and National Planning Policy Framework para. 84.

- 2** The development proposed would result in the creation of a dwelling in a location that is remote from any settlement, services, facilities and access to public transport. The site is not suitably located to allow residents to walk or cycle to reach any services and employment opportunities. As such future occupants would be entirely dependent on use of the private car use for day-to-day needs. The dwelling would be situated in an unsustainable location contrary to the aims of National Planning Policy Framework 110 & 115 and Wiltshire Core Strategy Core Policies 57 (xiv), 60 (i) and 61 of the Wiltshire Core Strategy.
- 3** The introduction of a new dwelling and its potential for domestic paraphernalia to be introduced to the site, fails to achieve a high standard of design or respond positively to its landscape context, resulting in harm to the character of the area. The proposal is contrary to Core Policies 51 (ii), (vi), (vii) & (viii) and 57 (i) & (vi) of the Wiltshire Core Strategy, the Wiltshire Design Guide and National Planning Policy Framework paras 135 & 187.

Informative

- 4** Plans relating to the assessment of the development and reason for refusal:

Application Form

Planning Statement, Dated 17th January 2026

FLFP-LP1 Rev A. Location Plan

FLFP-SP1 Rev A. Site Plan

FLCQ-EF1 Rev A. Existing Floor Plans

FLCQ-EE1 Rev A. Existing Elevations

FLFP-PF1 Rev A. Proposed Floor Plan

FLFP-PE1 Rev A. Proposed Elevations

(all received on 21 January 2026)

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)).