



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/03114
Decision Date: 24/07/2026

Applicant:	Mr + Mrs Joshua + Rebecca Batterham Chapel Walk House , 26 The Street , Didmarton , Badminton, Gloucester , GL9 1DS
Particulars of Development:	Conversion of an agricultural barn to a self-contained dwelling (use class C3)
At:	Washmere Farm, Washmeres, Colerne, Chippenham, SN14 8DQ

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** Core Policy 48 of the Wiltshire Core Strategy supports the conversion and re-use of rural buildings for employment, tourism, cultural and community uses, with residential development only supported where there is clear evidence that such alternative uses are not practical propositions. The applicant has not provided sufficient evidence to demonstrate that employment, tourism, cultural or community uses have been properly explored and discounted, nor that residential use represents the only realistic or appropriate form of re-use. In the absence of such evidence, the Local Planning Authority is not satisfied that the sequential approach set out within Core Policy 48 has been satisfied. The proposal therefore conflicts with Core Policy 48 of the Wiltshire Core Strategy.
- 2** The Local Planning Authority is not satisfied that the submitted evidence demonstrates that the development would constitute the genuine conversion and re-use of the existing building without major rebuilding. The proposal therefore fails to satisfy criterion (i) of Core Policy 48 of the Wiltshire Core Strategy.

Furthermore, having regard to the extent of the works required and the degree of reliance on new structural elements, the proposal is not considered to fall within the exceptions set out at paragraphs 154(c) or 154(h)(iv) of the National Planning Policy Framework and therefore constitutes inappropriate development within the Green Belt. No very special circumstances have been demonstrated that would clearly outweigh the harm arising from inappropriate development and any other identified harm. The proposal is therefore contrary to Core Policy 48 of the Wiltshire Core Strategy and Chapter 13 of the National Planning Policy Framework.

- 3** The proposed conversion of the agricultural barn to a dwelling, together with the associated residential curtilage, garden areas, decking, parking and domestic activity, would result in the domestication of a currently agricultural valley-side site within the Cotswolds National Landscape. In particular, the proposed residential curtilage would extend into land that presently forms part of the wider agricultural landscape, eroding its rural character and introducing domestic features and activity that would fail to conserve and enhance the scenic beauty, tranquillity and special qualities of this designated landscape.

The proposal would therefore conflict with Core Policies 48(ii) and 51 of the Wiltshire Core Strategy, the Wiltshire Design Guide 2024, Policy NE1 of the Colerne Neighbourhood Plan, the objectives of Policies CE1, CE5 and CE6 of the Cotswolds National Landscape Management Plan 2025-2030, Paragraph 189 of the National Planning Policy Framework and the statutory duty under Section 245 of the Levelling Up and Regeneration Act 2023 to seek to further the purposes of National Landscapes.

Informative

This decision is based on consideration of the following plans and documents:

- Visibility Splay 2001 L4 A received 6 July 2026
- Proposed Plans, elevations, section and roof plan 2001 L3 A received 26 Jun 2026
- Location Plan, proposed site plan, roof plan 2001 L1 A received 26 Jun 2026
- Existing Elevations and Floor Plans 2001-L2 received 14 May 2026
- Planning Statement received 14 May 2026
- Application Form received 14 May 2026
- Letter of notification to tenant & Letter of notification to owner received 14 May 2026
- Covering Letter received 14 May 2026
- Design and Access Statement received 14 May 2026
- Structural Report received 14 May 2026
- Topographical Site Survey 2001-S01 received 14 May 2026

- CIL Form 1 received 14 May 2026
- Applicant's letters (addressing objections) received 26 June 2026 and 6 July 2026

Nic Thomas - Director of Planning, Economy and Climate

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)).