



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/07191
Decision Date: 09/09/2026

Applicant:	Mr R. Cornish Knoll Farm , B3092 Junction Coombe Barn Lane , NE To Junction Rodmead Farm Lane, Norton Ferris, Wiltshire, BA12 7FG
Particulars of Development:	Change of use of agricultural land and building to storage (class B8), general industrial use (class B2) and light industrial use (Class E (g) (iii), including excavation works, on-site bund, parking, landscaping and external storage.
At:	Knoll Farm, Norton Ferris, Warminster, BA12 7FG

In accordance with In accordance with policy DM3 (1)(a) 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 proposed change of use of the agricultural barn and adjoining land to storage (Class B8), general industrial (Class B2) and light industrial (Class E(g)(iii)) uses, together with associated external storage, parking and operational activities, would introduce an industrial and potentially waste-related use within the open countryside and within the Cranborne Chase National Landscape. The applicant has failed to provide sufficient information to enable the Local Planning Authority to fully assess the environmental effects of the proposed development, including the potential impacts arising from the handling, storage and transfer of animal by-products, odour generation, noise, pollution prevention, drainage arrangements and the implications for residential amenity and the surrounding environment.

Consequently, the Local Planning Authority cannot be satisfied that the proposal would not result in unacceptable harm to residential amenity or environmental quality.

The proposed development, by reason of its nature, scale and operational characteristics, would fail to conserve and enhance the natural beauty, landscape character and special qualities of the designated National Landscape and would result in an unacceptable urbanising and industrialising influence within this sensitive rural location. The proposed development therefore conflicts with Core Policies 1, 2, 48, 51, 55, 56 and 57 of the Wiltshire Core Strategy (January 2015), Saved Policy C21 of the Salisbury District Local Plan, and Policies N2, N4 and P3 of the National Planning Policy Framework.

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)).