

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2023/00859
Decision Date: 27 March 2023

Applicant: Mr. S. Fry
c/o agent

Particulars of Development: Change of use of a 2-bed holiday let to a dwelling (C3 use class)

At: Elmleaze Farm, Keevil, Trowbridge, BA14 6NF

In accordance with paragraph 38 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(s): (2)

- 1 The site is located in the open countryside outside of any limits of development as defined in the Wiltshire Core Strategy. The proposal documentation does not demonstrate that there is clear evidence that the employment, tourism, cultural and community uses are not practical propositions and no other special circumstances have been presented or justified in support of the application. As such, the proposal is in open conflict with Core Policies 1, 2, and 48 of the Wiltshire Core Strategy 2015 and the National Planning Policy Framework.
- 2 Inadequate sight line details have been provided within the application to ensure that safe ingress and access are available at the site. The proposal is therefore contrary to criterion ii) of Core Policy 61 of the Wiltshire Core Strategy 2015 which requires that the building must be served by safe access.

Parvís Khansari - Corporate Director, Place

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/appeal-a-planning-decision/overview)).