

Town & Country Planning Act 1990

NOTIFICATION OF REFUSAL of Full Planning

Application Reference Number: 18/09556/FUL

Agent Planning Issues Ltd Churchill House Parkside Ringwood BH24 3SG	Applicant c/o Agent Planning Issues Ltd Churchill House Parkside Ringwood BH24 3SG
Particulars of Development: 39 Apartments for older people, Guest Apartment, Communal Facilities, Access, Car Parking, Landscaping and 4 Retail Units	
At: Land to Rear of 8 - 13 High Street Calne Wiltshire SN11 8JQ	

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 By reason of its scale, bulk, mass, positioning, detailing and lack of public realm improvements and use of materials, the proposed development would result in harm to the setting of the Grade II Listed Building Zion Chapel, and the character and appearance of the Calne Conservation Area. The proposal is therefore contrary to the provisions of Policies CP57 and CP58 of the Wiltshire Core Strategy, Policy BE2 of the Calne Neighbourhood Plan as well as section 12 of the of the National Planning Policy Framework (2018).
- 2 The application does not demonstrate that adequate provision for the servicing of the commercial units, and the refuse collections from the residential and commercial units, can be achieved, with such operations being likely to be prejudicial to the safety and convenience of all highway users. Further, the proposals, which are likely to generate

an increase in pedestrian traffic and the use of wheelchairs/mobility aids on highways lacking adequate shared use facilities, do not make adequate provision (and contribution) for pedestrians, mobility aids to access local facilities, with consequent additional hazards to all users of the highway. Accordingly, the proposals are contrary to Wiltshire Core Strategy Policy CP60 and CP61.

- 3 The proposed development fails to provide and/or secure adequate provision for necessary on-site and, where appropriate, off-site infrastructure. Such infrastructure shall include (but not be limited to) affordable housing, air quality, highways and footpath connections to the town and public transport provision. The application is therefore contrary to CP3 of the Wiltshire Core Strategy (2015).

- 4 The application fails to provide sufficient ecological baseline information and details in order to allow a comprehensive assessment of the potential for effects upon ecological receptors (particularly bats and nesting birds). The proposal is therefore contrary to the provisions of Policy CP50 of the Wiltshire Core Strategy.

INFORMATIVE TO APPLICANT:

The applicant is advised that reason for refusal 3 may be capable of being addressed through the preparation of an agreement under Section 106 of The Act which delivers the infrastructure necessary to support the development being proposed. In the event of an appeal or subsequent application being submitted, it is recommended that the applicant make early contact with the Local Planning Authority so as to discuss how such agreement may be reached.

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.

Signed

Alistair Cunningham

Corporate Director

Growth, Investment, & Place

Dated: 25 January 2019

REFUSAL OF PERMISSION FOR DEVELOPMENT

If the applicant wishes to have an explanation of the reasons for this decision, it will be given on request and a meeting arranged if necessary.

1. Appeals

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, (Telephone 0117 372 6372). Alternatively forms can be downloaded from the web site: www.planning-inspectorate.gov.uk or accessed via the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals>. Changes introduced by the Government in April 2009 mean that an appeal relating to the refusal of a stand-alone application for householder development (such as an alteration/extension to a house; or a garage or other outbuilding proposed within the garden) must be made within 12 weeks of the date of the refusal. All other appeals, including householder appeals for extensions to listed buildings that are accompanied by an appeal against a refusal of listed building consent must be made within 6 months of the date of the refusal. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted by the Local Planning Authority, having regard to the Statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. A copy of the appeal documents should be sent direct to the Council using the following email address: planningappeals@wiltshire.gov.uk.

Appeal where an enforcement notice has been issued

Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]

2. Purchase Notices

If permission to develop land is refused, whether by the Local Planning Authority or the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been, or would be, permitted, he may serve on the District Council in which the land is situated a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

3. Compensation

In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.