Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Refusal of Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses

Application Reference Number: PL/2023/09224

Decision Date: 12th December 2023

Applicant:	Mr D Glanville C/O Agent
Particulars of Development:	Change of use of vacant office to 6 bed dwelling.
At:	Prestex House, 7-8 Edison Road, Salisbury, SP2 7NU

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that **prior approval is refused** for the following reason(s):

Refusal Reason(s): (2)

1 The proposal will introduce a residential use into a very noisy location which will result in the amenities of any future occupants being adversely impacted by significant levels of noise, vibrations and disturbance from not only the surrounding uses (which would also share a building with this proposal); but also by the type of traffic and associated heavy vehicle movements generated by such uses at all times of the day/night. The proposals are therefore considered to fail the requirements of criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and is contrary to the provisions of the National Planning Policy Framework; National Design Guide; Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Place Shaping); and the Council's Consultation Guidance Note: Noise and Vibration.

2 The piecemeal introduction of a residential use into the established Churchfields Industrial Estate will undermine and adversely affect the long term future of this important employment site for the County. The proposals are therefore considered to fail criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and are contrary to the provisions of Wiltshire Core Strategy policies CP2 (Delivery Strategy); CP20 (Salisbury Community Area) and the Churchfields and The Engine Sheds Site

Allocation. The proposals are also considered to undermine the Council's intentions to designate Churchfields as a Principal Employment Site and the provisions of the Emerging Wiltshire Local Plan policies 22, 31, 34 and 65

Parvis Khansari - Corporate Director, Place