



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

Prior Approval Required and Refused

Application Reference Number: PL/2025/09996

Decision Date: 20/01/2026

Applicant:	Mr A Campbell 90A Wood Lane, Chippenham, SN15 3DY
Particulars of Development:	A steel portal frame building for forestry use. Including a workshop, timber store and an amenity area for staff.
At:	Land South West of 21 Silver Street Lane, Chittoe, Chippenham, SN15 2EN

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 its prior approval is required and is **REFUSED** for the following reason(s):

Refusal Reason

- 1 Prior approval is refused under Schedule 2, Part 6, Class E, paragraph E.2(1)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), because the scale and massing of the proposed building are excessive and disproportionate in relation to the size, character and operational context of the forestry site. The proposed development, by virtue of its footprint, height and overall form, would appear over-dominant within the forested landscape and has not been demonstrated to be reasonably necessary for the purposes of forestry on the land. As such, the proposal would exceed the limited and functional nature of development envisaged under Class E and would result in an inappropriate form of development for the site. Prior approval is therefore refused.
- 2 Prior approval is refused under Schedule 2, Part 6, Class E, paragraph E.2(1)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in respect of the siting, insufficient information has been

submitted to enable the Local Planning Authority to properly assess the impact of the proposal on existing trees and woodland habitat, including potential impacts on root protection areas arising from construction activity, vehicle movements and associated works, and the effects on ecological interests associated with the wooded site. In the absence of adequate arboricultural and ecological detail, the Local Planning Authority cannot be satisfied that the development would avoid unacceptable harm. The requirements of Class E are therefore not met, and prior approval is refused.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

If you are aggrieved by the decision of Wiltshire Council to refuse the application, you may appeal to the Secretary of State for the Environment. Details of how to appeal can be obtained from the Planning Inspectorate (website: www.planning-inspectorate.gov.uk), or via the Planning Portal (website: www.planningportal.gov.uk/planning/appeals).

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)