



**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/2025/09841

Decision Date: 05/02/2026

Applicant:	Mr Hillier
Particulars of Development:	Proposed Change of Use to Create 6 Dwellings
At:	CHURCH FARM, BATH ROAD, SHAW, MELKSHAM, SN12 8EF

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

- 1 The application does not meet the requirements of Class MA of Part 3 of Schedule 2 to the GPDO as that permits a change of use of 'a building' and any land within its curtilage, whereas this application proposal relates to 3no. separate buildings, including a part of 1no. of these buildings, which is not proposed to be converted in its entirety. Furthermore, insufficient evidence has been provided to demonstrate that the building(s) the subject of this application all fall lawfully within Use Class E.

Refusal Reason

- 2 The site lies in an area shown to be subject to surface water flooding, and within the South Brook catchment area, to which Policy 3 of the Joint Melksham Neighbourhood Plan 2 refers. Coupled with the requirements of the NPPF, the application was not supported by any Flood Risk Assessment and as such would represent a reason for refusal of this Prior Approval application.

Refusal Reason

- 3 No information has been submitted regarding site contamination which, given the former industrial use of at least part of the site, which includes garage repairs, is considered necessary in the interests of public safety.

Nic Thomas - Director of Planning, Economy and Regeneration

