



**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/2026/02519**

**Decision Date: 05/06/2026**

|                                    |                                                                            |
|------------------------------------|----------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mr and Mrs A & G Hillier<br>Norbin Farm, Box, Corsham, Wiltshire, SN13 8JJ |
| <b>Particulars of Development:</b> | Proposed Change of Use to Create 2no. Dwellings                            |
| <b>At:</b>                         | Units 7-10 Church Farm, Bath Road, Shaw,<br>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. Based on the planning history, any lawful use of the building would need to be either industrial (Use Class B2) or warehouse (B8). Furthermore, the information provided in support of the application demonstrates that at least some of the occupants since its time of erection fall within sui generis use, not the required Class E.

**INFORMATIVE**

List of considered plans and documents:

AH2018102 Sheet 1 of 4 Location Plan and Elevations  
AH2018102 Sheet 2 of 4: Existing Ground Floor Plan  
AH2018102 Sheet 2 of 4 [sic] Proposed Ground Floor Plan  
AH2018102 Sheet 4 of 4: Proposed Block Plan  
Phase IIA Contaminated Land Investigation  
Flood Risk Assessment

On its website Wiltshire Council has made available statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance. The

Council also offer a full suite of pre-application advice services; however, on this occasion, the application was unfortunately submitted without any meaningful pre-application discussions.

***Nic Thomas*** - Director of Planning, Economy and Regeneration

