



**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/2026/02520

Decision Date: 05/06/2026

Applicant:	Mr & Mrs A & G Hillier Norbin Farm, Box, Corsham, Wiltshire, SN13 8JJ
Particulars of Development:	Proposed change of use to create 2 No dwellings
At:	Unit 5 & 6 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 it has not been demonstrated that the building the subject of this application falls lawfully within Use Class E.

Refusal Reason

- 2 The proposed development fails to provide an acceptable living environment for future occupiers, having regard to the close proximity of the site to units with a lawful industrial use and the inherent risk of noise and disturbance that could arise from activities associated with industrial operations.

INFORMATIVE

List of considered plans and documents:

AH2018102 Sheet 1 of 4 Location Plan and Elevations
AH2018102 Sheet 2 of 4 Proposed Floor Plans
AH2018102 Sheet 3 of 4 Existing Floor Plans
AH2018102 Sheet 4 of 4 Proposed Block Plan
Phase IIA Contaminated Land Investigation
Food 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

