Planning and Development Management
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

October 2023

Our ref:EleeVC

Application to vary condition 4 of planning permission ref: PL/2021/04476 for the *'The change of use of land to provide an extension to existing Gypsy site, consisting of four pitches including 4 mobile homes, 4 day rooms, 4 touring caravans and associated hardstanding and landscaping'* at Land Adjacent 40 Marlborough Rd, Royal Wootton Bassett, Wiltshire, SN4 7SA (x:407367, y: 181077)

Introduction

1. Please find enclosed a planning application on behalf of Mr. Edward Lee. This statement provides a description and justification for the variation of condition 4 of application ref: PL/2021/04476.

2. The application comprises:

- GPA01: Completed application form
- GPA02: Planning Statement (this document)
- GPA03: Site Location Plan
- GPA04: Decision Notice

The application proposal

3. This is an application to vary condition 4 of planning permission PL/2021/04476 granted on 16th August 2022.

Condition 4

4. Condition 4 states:

> *Occupation and use of the mobile homes and touring caravans hereby permitted for each pitch shall be limited solely to and by close family members of the occupants of the existing consented pitches on site. Close family members are defined as dependents, sons, daughters and grandchildren.*

REASON: In the interests of residential amenity

5. It is proposed that condition 4 should be varied, as follows, to adequately reflect the requirements of the residents and to ensure conformity with the previous permissions:

> *Occupation and use of the Mobile homes hereby approved shall be limited solely to and by close family members of the occupants of those pitches. Close family members defined as dependents, sons, daughters and grandchildren. (emphasis added)*

6. The justification for this variation is that there is no need to restrict occupants of the whole site to being close family members, in the interests of residential amenity (or in any other interests). The site has been carefully constructed in order to ensure adequate residential amenity is provided for each pitch.

7. The condition has been taken from the previous 2 permissions and amended. However, it no longer reflects the conditions original intention which is, presumably, to ensure that each pitch is only occupied by close family members.

8. To illustrate the point the relevant conditions from the previous 2 applications are copied below:

Condition 4 of application ref: 17/07276/FUL states as follows:

Occupation and use of the Mobile home and touring caravan hereby permitted for the single pitch shall be limited solely to and by close family members of the occupants of that pitch. Close family members defined as dependents, sons, daughters and grandchildren.

Similarly, Condition 9 of application ref: 19/03202/FUL states:

Occupation and use of the Mobile homes hereby approved shall be limited solely to and by close family members of ***the occupants of those pitches****. Close family members defined as dependents, sons, daughters and grandchildren. (emphasis added).*

9. It is important to emphasise that in our view condition 4 is not necessary or reasonable and could be removed all together.

10. The site and all the pitches have been designed to ensure adequate amenity of the residents. This was discussed and accepted in the Officers Report. There is no reason to require all inhabitants of the site (or indeed of the pitch) to be family members.

11. Further, in our experience, this is not a standard condition for Traveller sites and no adequate reasoning for its inclusion has been provided.

Conclusion

12. The applicant respectfully requests that condition 4 is varied, as in its current form it is not reasonable or necessary.

Yours faithfully

Ruth Munns