No 2 Holding
Ashton Common
Steeple Ashton
Trowbridge
Wiltshire
BA14 6DT

Design and Access Statement

Design

1. No 2 Holding has been used residentially as a caravan site since 1952. This is shown at **Tab 1**.

2. The site has been identified in the Council Tax list since 1993. This is shown at **Tab 2**.

3. The purpose of the application is to enable re-stationing and replacement of the existing caravan on the land and an additional two static caravans to be placed on the land, and to identify the refurbishment activities sought. The site is to be occupied by a single family as their home.

4. The applicants are ethnic Gypsy / Travellers as was the previous occupier who continue to follow the travelling life-style.

5. The site already has water and electricity. The existing septic tank has been replaced with a package treatment plant. The family are registered with local doctors and children attend local schools.

6. The site has been designed to secure compliance with the requirements of the Caravan Sites Act 1960 licensing requirements. A licence is to be sought.

7. The site is well screened from neighbourng properties and additional works are to be undertaken.

8. The main works are those of refurbishment.

Access

9. The site accesses onto the Ashton Road has good visibility to the North and South. The Ashton Road

10. The Ashton Road has an open speed limit (i.e 60 mph). The existing site access has adequate visibility splays to the North and South and the access has already been developed to Highway standards. This is shown at **Tab 3.**

11. Crashmap identifies that there is a low probaility of traffic accidents in the vicinity of the site.

Stuart H CARRUTHERS
December 2023

No 2 Holding
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Design and Access Statement

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West Wiltshire
DISTRICT COUNCIL

Date of application: 04.11.96

Application No: W96/1431

Application type: Full plan

Parish: Steeple Ashton

Location: 2 THE HOLDINGS ASHTON COMMON STEEPLE ASHTON

Description: REPLACEMENT MOBILE HOME AND RETENTION OF BUILDING FOR ANCILLARY DOMESTIC USE

Applicant:

MRS B COSSEY
ORCHARD COTTAGE NORTON DOWN GREEN
STRATTON ON THE FOSSE BATH

Agent:

D G D TUCKER MRTPI
FOUR WINDS
THE FAIRWAY
DEVIZES
WILTSHIRE SN10 5DX

Date of decision: 02.01.97

Decision: PERMISSION

Condition(s):-

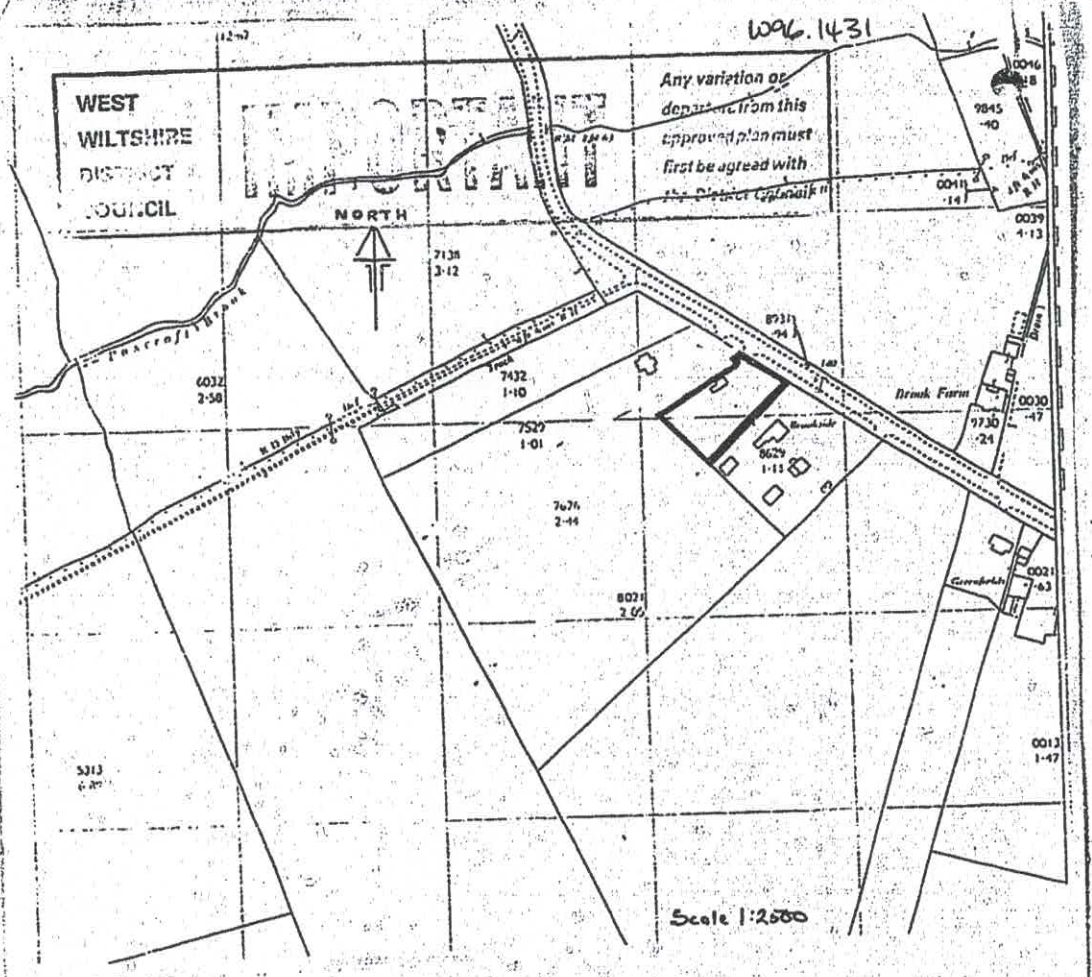
01 In order to protect the amenity of the area, the existing mobile home shall be removed from the site and the area be restored within two months of the siting of the new mobile home in the position shown on the approved plans.

02 To minimise the risk of pollution to the water environment the development shall not be occupied until the sewage disposal plant proposed as part of the development scheme has been completed in accordance with the submitted plans.

03 Because the site is in a rural area where a new dwelling would not normally be permitted, the timber building shall not be occupied as a dwelling but only as ancillary storage accommodation to the mobile home hereby approved, and within two months of the first occupation of the mobile home, all domestic fixtures and fittings shall be permanently transferred from the timber building to the mobile home.

NOTE(S) TO APPLICANT

01 This permission does not authorise the use of the timber building as a dwelling, retrospectively or at any time in the future.



WEST WILTSHIRE DISTRICT COUNCIL

THIS IS THE PLAN REFERRED TO IN PLANNING PERMISSION/~~ENFORCEMENT~~

No. W96/1431

DATED 2 January 1997

CHIEF PLANNING OFFICER

WEST WILTSHIRE DISTRICT COUNCIL

-4 NOV 1996

Ack.	
Action by	
Comment	

WEST WILTSHIRE DISTRICT COUNCIL

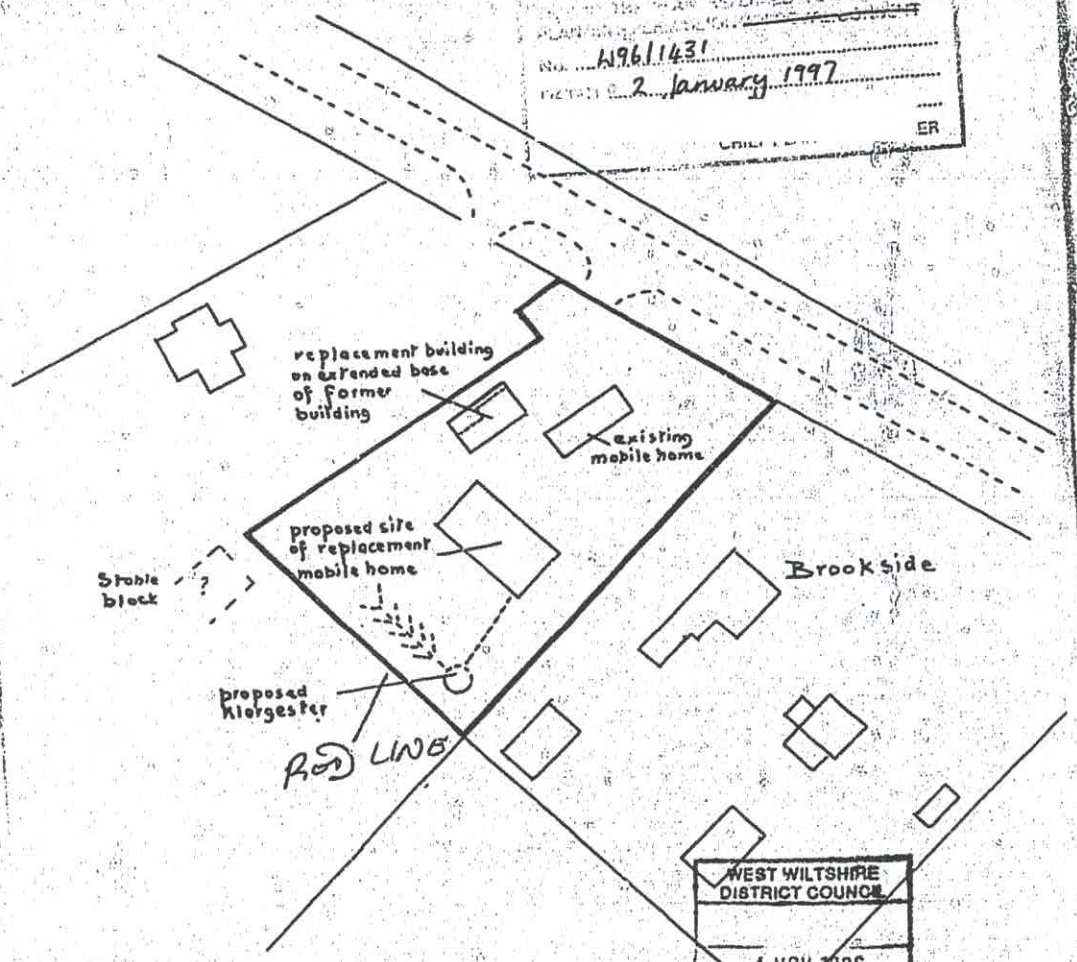
Any variation departure from this application must be first agreed with the District Council

W96/1431

DISTRICT COUNCIL

No. W96/1431

DATED 2 January 1997



WEST WILTSHIRE DISTRICT COUNCIL

-4 NOV 1996

Ack.

Action by

Comment

Scale 1:500

Nov '96

Replacement Mobile Home. Retention of building for ancillary purposes. N° 2 The Holdings. Ashton Common. Trowbridge.

W96/1431

Item No 2 W96/1431 Steeple Ashton 04.11.96 Full plan	REPLACEMENT MOBILE HOME AND RETENTION OF BUILDING FOR ANCILLARY DOMESTIC USE	2 THE HOLDINGS ASHTON COMMON STEEPLE ASHTON

Applicant: MRS B COSSEY

APPLICATION DETAILS This application is for a replacement mobile home measuring 10.9 metres x 6 metres and the retention of a timber building, for ancillary domestic use, which measures 6.5 metres x 4.4 metres. Foul drainage is proposed in the form of a septic tank.

The site is a small plot measuring approximately 50 metres x 20 metres located at Ashton Road, south of Paxcroft Brook. There are residential properties either side and this group is surrounded by open countryside. More scattered development is found along the road towards the A350.

This application was brought about when it was noted by Steeple Ashton Parish Council in September 1996, that a timber building had been erected on the site which had a steel flue, a satellite dish, domestic style fenestration and which appeared to be in residential occupation. The timber building is single skin with no foundations. It does have an electricity and water supply but has no drainage. A chemical toilet is on the site.

It became apparent that Mr & Mrs Penfold who rent the land from the applicant had demolished old sheds, which Mr Penfold had lived in as a child, and had built the new timber building and were living in it with their daughter. Mr Penfold's father who was in very ill health continued to live in the mobile home. It appears a mobile home has been on the site since 1952, albeit updated from time to time.

The following statement has been submitted by the agent:-

I enclose a detailed application for a mobile home to replace the existing mobile home on site, together with the retention of the building constructed recently. The latter will be retained for ancillary storage use in connection with the residential use of the site.

It has been suggested that an application for a Certificate of Lawfulness be submitted for the present use but the information attached confirms that the site has the benefit of a lawful use by reason of the length of time it has been in use for residential purposes in association with a mobile home.

On 29 May 1952, Mr James Penfold entered into an agreement to rent a sectional hut and caravan from the applicant's father, the rent has been paid regularly and the agreement is still in force. (A copy of the original agreement has been supplied.)

W96/1431

Mr Penfold raised his family on site in the caravan and the corrugated sheds (copies of photographs have been supplied which show these sheds). The sheds were also used for living and sleeping accommodation along with the various replacement caravans over the years of which there have been six to date.

I also enclose a copy of a letter from the Council's Direct Revenue Department which confirms that since the inception of West Wilts District Council in 1974, the relevant rates/Community Charge/Council Tax has been paid in relation to the site/occupier. The records before that date would also show the use has continued uninterrupted since 1952.

The existing mobile home has six berths, ie in two bedrooms with the lounge area catering for two additional berths. The proposed mobile home will have separate bedrooms and will be more spacious and convenient for daily use.

The replacement building was erected by Mr J Penfold Jnr who did not realise that planning permission was required to replace the former sheds that were taken down at the time of the construction of the replacement building.

The Committee are requested to approve this application for the continued residential use of the site.

STEEPLE ASHTON PARISH COUNCIL The Parish Councillors have no comments to make on these proposals. We are sure that the Planning Committee will make the correct decision on this application.

HIGHWAY AUTHORITY No objection.

BUILDING CONTROL The existing newly erected building is in contravention of Building Regulations for use as residential. Formal enforcement action will be taken against the owners if it continues to be used as residential accommodation. Its use as a store or garage would be exempt from Building Regulations.

ENVIRONMENT AGENCY The use of a septic tank and soakaway for the disposal of foul sewage will require formal consent from this Agency.

However, there is no objection in principle provided the equipment is constructed in accordance with British Standards, no part of the soakaway is closer than 10 metres to any controlled waters and if more than one dwelling is proposed, it is recommended that each dwelling has its own individual septic tank.

If percolation tests are unsatisfactory an alternative method of foul sewage disposal will need to be agreed. It is requested that a condition be attached to any permission requiring details of foul drainage to be submitted to and approved by the Local Planning Authority.

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ENVIRONMENTAL HEALTH No comments with reference to this application. If planning permission is granted, the occupier will need to apply for a caravan site licence.

PUBLICITY The application has been publicised by site notice, press advertisement and neighbours have been notified. Two letters have been received from neighbours stating they would prefer a more traditional and permanent building such as a bungalow or house on this site. It is stated that the area has been considerably tidied up in the past 10 years and this is the last remaining site to be tidied. With the onset of the Paxcroft Mead development, it is thought that mobile homes or caravans should not be allowed other than on specified sites. Perhaps a temporary permission for a maximum of ten years would be appropriate.

RELEVANT PLANNING HISTORY

W87/1332 Single dwelling Refused 29.09.87

W88/2156 One residential dwelling Refused 07.03.89
Appeal Dismissed 14.12.89

PLANNING POLICY

Western Wiltshire Structure Plan
H15 - No new dwellings in open countryside unless justified on agricultural grounds
H20 - Mobile homes treated as dwellings

Wiltshire Structure Plan 2011 (Deposit Draft)
DP15 - Development in the countryside

West Wiltshire District Plan
C1 - Protection of countryside
H7 - Dwellings in the countryside

PLANNING OFFICER'S COMMENTS The previous applications for permanent dwellings have been refused on this site as there has not been a permanent or semi-permanent dwelling on this site, rather only a series of caravans. As evidence has been put forward that caravans have been stationed on the site since 1952 it is considered appropriate that permission should be given for a replacement mobile home more appropriate to the applicant's present needs. It is recommended that a condition be imposed in order to prevent the siting of more than one residential home becoming established on the site.

To ensure the recently constructed shed is not used for residential purposes, which would be inappropriate and contrary to Building Regulations, it is recommended a condition be imposed ensuring the removal of the domestic fixtures and fittings to the new mobile home.

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RECOMMENDATION: PERMISSION

CONDITION(S)

01 In order to protect the amenity of the area, the existing mobile home shall be removed from the site and the area be restored within two months of the siting of the new mobile home in the position shown on the approved plans.

02 Standard Provision of Drainage Condition

03 Because the site is in a rural area where a new dwelling would not normally be permitted, the timber building shall not be occupied as a dwelling but only as ancillary storage accommodation to the mobile home hereby approved, and within two months of the first occupation of the mobile home, all domestic fixtures and fittings shall be permanently transferred from the timber building to the mobile home.

NOTE(S) TO APPLICANT

01 This permission does not authorise the use of the timber building as a dwelling, retrospectively or at any time in the future.

English |

Property information for

NO 2 HOLDING, ASHTON COMMON, STEEPLE ASHTON, TROWBRIDGE, WILTS, BA14 6DT

Local Authority	Wiltshire (http://www.wiltshire.gov.uk/)
Local authority reference number	20900070040000
Council Tax band	A
Improvement indicator	No
With effect from	
Mixed-use property	No
Court code	None

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BA14 6DT
2 Ashton Rd
England
Google Street View
May 2023
See more dates
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Google
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10 December 20
Sunday

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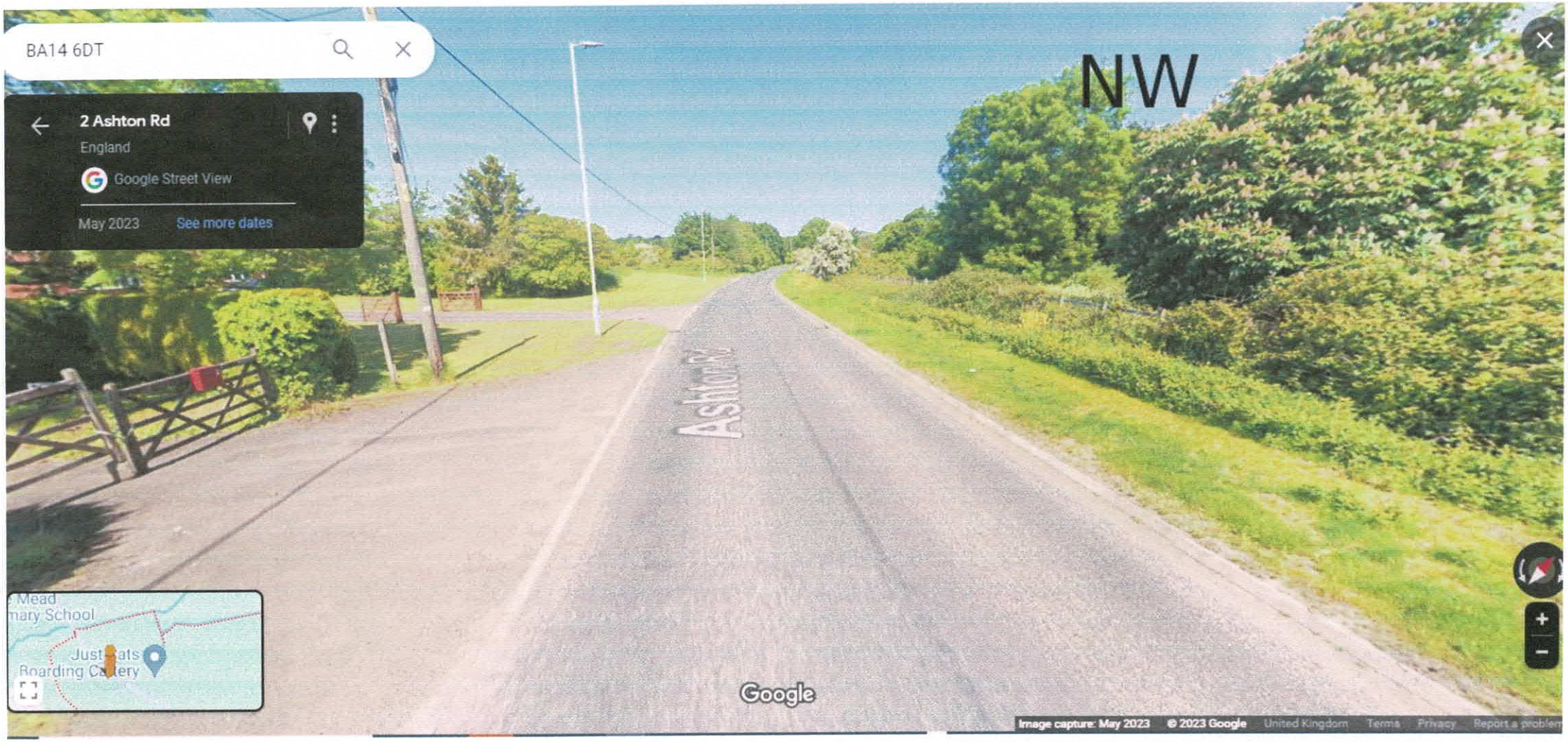
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