17th December 2023

Planning Services,
Wiltshire Council,
County Hall,
Bythesea Rd,
Trowbridge,
BA14 8JN

Mrs Sarah Ayres
Roe Deer Farm,
Lower Westbury Road,
Westbury, Wiltshire,
Bratton,
BA13 4RH

Dear Sir/Madam,

Town and Country Planning Act 1990.
Full Planning Permission for the Erection of One Single Storey, Three Bedroomed Dwelling & Removal of the Existing Mobile Home at Roe Deer Farm, Lower Westbury Road, Bratton, Westbury, Wiltshire, BA13 4RH

I was instructed by Mr Jason and Mrs Sarah Ayres to prepare and submit this application for Full Planning Permission under the provisions of Gypsy and Traveller Rights.
Please find enclosed in support of this application;

- The completed application forms;
- The Location and Site Plan Ref No. 01;
- Proposed Floor Plan Ref No. 02;
- Proposed Elevations Ref No. 03;
- Current & Proposed Location Site Plan Ref No. 04;
- The appropriate application fee of £322
- **Please Note** officers should contact Mr Jason or Mrs Sarah Ayres prior to visiting the site to ensure access can be gained.

Definition of Terms

This letter contains reference to the following Act, which is detailed below for clarity.

Race Relations Act 1976 - makes it unlawful to discriminate on grounds of race, colour, nationality (including citizenship), and national or ethnic origin. The Act covers employment, education, training, housing, and the provision of goods, facilities and services.

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Background Information and History

The application site comprises of a Mobile home, a touring caravan and a utility block (Day Room). The applicants and their two children have been using the Mobile home as their dwelling since its approval for planning in July 2010.

The application site is found on the edge of Bratton village and the applicants are considered by neighbours as friendly and outstanding members of the community.

Planning permission was granted for the site on 19th July 2010, under reference 08/01665/FUL, and was built during 2010. The two bed Mobile home has been used as a dwelling by the applicants and their children, and the Utility block has been used by the applicants and their family as a 'Day Room'.

The site has been used for its intended purposes for the last thirteen years by the applicants and their family. However, both of the applicants' children are now in their mid-twenties and have families of their own. The two bed Mobile home is no longer big enough to accommodate the family.

Since 2015, the living space has been restricted with 6 adults having to reside within a space built for two. The children and their partners were having to use the living room and one remaining bedroom within the Mobile home in order for the family to maintain their nomadic lifestyle.

Sadly, in 2017 Mr Ayres lost his father, as a result his elderly mother's health began to decline. She has been residing with the family since 2020 and requires constant care The family want to ensure her needs are met, and that she can live out her remaining years in comfort.

It is important within the Gypsy and Traveller community that elders are taken care of by the family and that a nomadic lifestyle be maintained. Unfortunately, with the now 7 adults residing within the Mobile home, this simply isn't possible in such cramped conditions.

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Full Planning Permission for the Erection of One Single Storey, Three Bedroomed Dwelling & Removal of the Existing Mobile Home at Roe Deer Farm, Lower Westbury Road, Bratton, Westbury, Wiltshire, BA13 4RHThe Application

Mr Jason and Mrs Sarah Ayres seek full planning permission to replace their current mobile home at Roe Deer Farm, with a modest, single storey three bedroomed dwelling.

In July of 2010, Mr and Mrs Ayres were granted full planning permission (via Gypsy and Traveller Rights) to build a utility block (Day Room), a Mobile home and touring caravan. Since then, the family has grown and now comprises of 7 adults, one of which is the elderly mother of Mr Ayres, who requires constant care due to her dementia and poor health.

The applicants are proposing to remove the existing mobile home and replace it with a three bedroomed dwelling to provide more comfort and space for the family.

As outlined in the provided document labelled '*Proposed Elevations' (Ref No.03)* and in the document labelled *'Current & Proposed Location Site Plan' (Ref No. 4),* the applicants intend to replace their current 6m x 10m mobile home with a modest single storey 6m x 14m bedroomed dwelling.

The proposed dwelling will be maintaining the brick work and materials of the existing 'Day Room' located on the site, so as to not adversely affect the existing dwellings and landscape in the area. Suitable landscaping could also be included if necessary and requested by the Council.

Traffic to the local area and the road access to the property will not be affected by the proposed application.

Mr and Mrs Ayres are aware that due to their Gypsy and Traveller rights, and the Race Relations Act of 1976, that they are entitled (given adequate planning permission) to build additional plots for each of their children. These plots would comprise of two Mobile homes, two touring caravans and two additional utility blocks ('Day Rooms') to the existing site, but so as not to over work the land, the applicants have chosen to submit the above proposal as an alternative measure.

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Additional Information

There is currently an LPG gas tank located on the south west side of the proposed dwelling site. This can be seen in the position marked on the document labelled '*Location Site Plan' (Ref No. 01)* & on the document labelled *'Current & Proposed Location Site Plan' (Ref No. 04)*. In its current position the LPG gas tank would still exceed the required 3m safety distance from the proposed dwelling location.

On the 27th of November 2023, Wiltshire Council granted Mr Tommy Cooper & Mr Oliver Hughes of The Poplars, Sand Pit Lane, Dilton Marsh, Westbury, Wiltshire, BA13 3FA, full planning permission to remove their existing mobile homes and replace them with two permanent bedroomed dwellings under reference, PL/2023/03877. A direct quote from the Officers report for the pre-mentioned planning application states, '*The Parish Council are understandably concerned that this proposal would result in the loss of gypsy & traveller pitches. However, as above, this would not be the case. The two existing gypsy pitches would remain,* ***albeit in the form of permanent structures. This is within the policy for gypsy & travellers as it is not necessary for gypsies or travellers to reside in mobile dwellings.*****'**

Mr Jason and Mrs Sarah Ayres are asking for no more than what the Council have already deemed acceptable and granted to both Mr Tommy Cooper & Mr Oliver Hughes in 2023. By providing Mr Tommy Cooper & Mr Oliver Hughes with full planning permission in this instance, the Council have set a precedent.

Conclusion

In light of the above, it is considered that the site is a suitable location for the proposed application and is in full compliance with the criteria specified by Wiltshire Council.

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I trust that you now have all the necessary information required to register and favourably determine this application and I hope to hear from you in due course.

Yours faithfully,

V Miller BA (Hons)