

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
 ON WEDNESDAY 7th FEBRUARY 2024

Town Council reference	1
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2023/07834
Type of application	
Date to comment	09.02.24
Town Council meeting date	07.02.24
Case Officer	Steven Vellance
Applicant	Mr M Burbage
Address	6 Longs Yard BA15 1DH
Description of work	Change of use of first floor office into 2 bedroom flat
Town Council recommendation	PERMIT - No objections

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2023/10895
Type of application	
Date to comment	08.02.24
Town Council meeting date	07.02.24
Case Officer	Russel Brown
Applicant	Ms S Harris
Address	1 Whiteheads Lane BA15 1JU
Description of work	Installation of 14 solar panels on the roof of the Quaker House
Town Council recommendation	PERMIT - No objections

Town Council reference	3
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2024/00295
Type of application	
Date to comment	15.02.24
Town Council meeting date	07.02.24
Case Officer	Angela Harris
Applicant	Mr & Mrs J & C Brown
Address	2B Berkley House Junction Rd BA15 1DY
Description of work	External alterations including replacement windows, replacement cladding, removal of existing conservatory and replacement with new flat roof timber clad structure, and new flat roof and timber cladding on existing rear extension.
Town Council recommendation	PERMIT - No objections

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Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2024/00467
Type of application	
Date to comment	16.02.24
Town Council meeting date	07.02.24
Case Officer	Steven Vellance
Applicant	Mr & Mrs Carey
Address	43 Leigh Pk Rd BA15 1TF
Description of work	Demolition of an existing conservatory and small extension to the rear elevation. Construction of a new Ground Floor extension to the rear elevation.
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2024/00288
Type of application	
Date to comment	16.02.24
Town Council meeting date	07.02.24
Case Officer	Selina Parker- Miles
Applicant	Mr & Mrs Hinde
Address	31 Kingsfield BA15 1AN
Description of work	Vary Condition No 2 on PL/2023/02076 - Southern façade of the extension is relocated inboard from the southern boundary of the site by approximately 1.6m 2. Proposed extension occupies more of the garden space to the east of the house, (but less developme
Town Council recommendation	PERMIT - No objections

Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2024/00361
Type of application	
Date to comment	12.02.24
Town Council meeting date	07.02.24
Case Officer	Bev Griffin
Applicant	Mr Bird
Address	14 Regents Place BA15 1ED
Description of work	T1 - Crown reduce Apple by approximately 30% to leave a natural shape T2 - Crown reduce Plum tree by approximately 30% to leave a natural shape T3 - Crown reduce Pear tree by approximately 30%
Town Council recommendation	PERMIT - No objections

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Town Council reference	7
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2024/00338
Type of application	
Date to comment	19.02.24
Town Council meeting date	07.02.24
Case Officer	Steven Vellance
Applicant	Mr J Amey
Address	16 Culver Rd BA15 1HZ
Description of work	Proposed single storey side & rear extensions, front porch & dropped kerb
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2024/00341
Type of application	
Date to comment	19.02.24
Town Council meeting date	07.02.24
Case Officer	Selina Parker- Miles
Applicant	Mr McKenzie and Ms Vander Woard
Address	6 Duffield Lane BA15 1FY
Description of work	Two storey rear extension and first floor side extension
Town Council recommendation	REFUSE - This proposal is over-large for this constrained site

Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2023/11083
Type of application	
Date to comment	13.02.24
Town Council meeting date	07.02.24
Case Officer	Jonathan Maidment
Applicant	Mr David Bush
Address	Barn at Kingston Farm
Description of work	Proposal to convert and extend an existing agricultural barn, changing use to class B8 and class E, with associated internal and external alterations.
Town Council recommendation	PERMIT - No objections

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Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2023/09584
Type of application	
Date to comment	06.02.24
Town Council meeting date	07.02.24
Case Officer	
Applicant	Mr V Edwards
Address	Willow Cottage Leigh Rd BA15 2RQ
Description of work	Erection of agricultural storage building to service agricultural building
Town Council recommendation	PERMIT - No objections

Town Council reference	11
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2024/00467
Type of application	
Date to comment	16.0.24
Town Council meeting date	07.02.24
Case Officer	Steven Vellance
Applicant	
Address	43 Leigh Pk Rd BA15 1TF
Description of work	Demolition of an existing conservatory and small extension to the rear elevation. Construction of a new Ground Floor extension to the rear elevation.
Town Council recommendation	PERMIT - No objections

Town Council reference	12
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2023/10643
Type of application	
Date to comment	14.02.24
Town Council meeting date	07.02.24
Case Officer	Jonathan Maidment
Applicant	Mr & Mrs Defazio
Address	Land opposite Rowden Farm, BA15
Description of work	Erection of stables, hay store and tack room. Use of land for equestrian purposes and installation of photo-voltaic array to serve dwelling
Town Council recommendation	PERMIT - No objections

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Town Council reference	13
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2024/00597
Type of application	
Date to comment	20.02.24
Town Council meeting date	07.02.24
Case Officer	Sue Morgan
Applicant	Mr Bernie Garforth
Address	2 Conigre Hill, BOA, BA15 1NJ
Description of work	Notification of tree works in a conservation area
Town Council recommendation	PERMIT - No objections

Town Council reference	15
Ward	BRADFORD ON AVON
Planning Application Number	2023/10643
Type of application	
Date to comment	14.02.24
Town Council meeting date	07.02.24
Case Officer	Jonathan Maidman
Applicant	Mr & Mrs Difazio
Address	Land opposite Rowden Farm, Rowden Land BOA BA15 2AB
Description of work	Erection of stables, hay store and tack room. Use of land for equestrian purposes and installation of photo-voltaic array to serve dwelling
Town Council recommendation	PERMIT - No objections

Town Council reference	16
Ward	BRADFORD ON AVON
Planning Application Number	2023/05428
Type of application	
Date to comment	20.02.24
Town Council meeting date	07.02.24
Case Officer	Sue Morgan
Applicant	Mr & Mrs McClintock
Address	3 Kingsfield Close, BOA, BA15 1AW
Description of work	<u>Ammended</u> plans to those originally submitted see above
Town Council recommendation	REFUSE – objection have already been submitted to WC Portal but attached sent again

Planning Application No 2023/05428 3 Kingsfield Close BA15 1AW

Description of Works – Single storey extension that would be constructed of different materials to replace the existing conservatory and new first floor windows.

Bradford on Avon Town Council' Planning committee comments as follows:

REFUSE:

There are numerous complaints from adjacent properties on Whitehill who are worried that these proposals present an invasion of their privacy. The proposed re-configuration of the room layout to make the first floor the main living area, and the bedrooms on the ground floor, add to their concern.

The proposed new large windows and doors onto a terrace would overlook these properties on Whitehill. The drawings show that the existing conservatory roof would be replaced with a flat roof forming a first-floor terrace accessed from new glazed doors and exterior steps from the garden. This is not a Juliet balcony.

Furthermore, the planning application 2024/00177 (see above) is a proposal from the same applicants to fell two trees which are presently giving some privacy to the adjoining properties on Whitehill.