



Minutes of the Bradford on Avon Town Council Planning & Environment Committee  
Held in St Margaret's Hall, St Margaret's Street, Bradford on Avon  
On Wednesday 14<sup>th</sup> February 2018 at 7.00pm

Present:

Cllr A Kay (Chairman)  
Cllr J Parker  
Cllr M Roberts  
Cllr D Newton  
Nigel Gerdes (Climate Friendly)  
Val Baker (Administrator)

Members of the Public:

Fiona Baker (Deputising for Wiltshire Times)  
Joyce Shaw

Apologies: Cllr T Lomax

137. Declarations of interest

Cllr D Newton declared an interest for Planning application 18/00175/FUL Chapel View, 51 Whitehill BA15 1SG as he lives within the proximity of this area.

138. Minutes

It was proposed by Cllr Newton seconded by Cllr Roberts and with all in favour **RESOLVED:** that the minutes of the meeting held on the Wednesday 24<sup>th</sup> January 2018 be approved as a true record and signed by the Chairman.

139. Correspondence relating to planning applications to be considered at this meeting.

The Chair reported comments received from Cllr T Berry from Winsley Parish Advisory Group (WPAG) for the Planning application 18/00557/106 - Bearfield Farm. It was noted that Winsley Council whilst supportive of this application, had concerns if the removal of Planning Conditions imposed on the property in 2003 were removed. It was felt than any development at Bearfield Farm should be considered on merit as per planning regulations relating to development in the Green Belt.

140. Planning applications

- (i) It was proposed by Cllr Roberts seconded by Cllr Parker and with all in favour **RESOLVED** to forward planning recommendations on the attached sheets to be sent to Wiltshire Council.
- (ii) There were no delegated decisions to be made.

141. Chairman's Report

- (i) The letter sent to Bellway Planning Application - 17/03844/REM as circulated with the agenda was noted. The Clerk reported that to date a reply had not yet been received. It was **agreed** that the Clerk hasten for a reply.

142. Environment Report

The 'Home Run' app was discussed in depth and comments were revisited as discussed in Planning & Environment Mins of Mins of meeting minute 99(ii) 17.11.08. An intense discussion took place and Cllr Roberts queried the proposed joint funding of £1250 with the Area Board for the Home run app. It was proposed by Cllr Kay seconded by Cllr Parker and with 3 in favour and 1 abstention it was **RESOLVED** to support the project and joint fund the project with the Areas Board for £1250.

Cllr Newton referred to a Sunday morning regional politics programme held on the 11<sup>th</sup> February when Baroness Scott – Leader of Wiltshire Council was interviewed about Bradford on Avon. Cllr Newton responded with the following comment.

*“It was brought to my attention, with a transcript kindly provided by Trevor Bedeman of the lobby group Whitestripe, that Baroness Scott had made certain comments on the Sunday Politics regional section on the 11<sup>th</sup> February which related to Bradford on Avon.*

*I would like to respond to those comments.*

*There has been no consultation by Baroness Scott or Wiltshire Council with this Town Council in relation to the assertion that the town ‘wants a bypass’, neither is it the policy of this Council. We would welcome consultation with the elected representatives of the town before such assertions are made in the public arena. Indeed, we have, with our Wiltshire Councillor Sarah Gibson, repeatedly sought meeting with Councillor Weyman, Wiltshire Council portfolio holder for Transport, on this issue, to no avail.*

*It should be remembered that Bradford on Avon includes one of four zones in Wiltshire that regularly exceeds regulatory air quality targets and places residents’ health at risk – and that Wiltshire has a statutory duty to protect the health and well-being of our residents, and that those residents pay Council Tax with that expectation.*

*We have recently expressed a policy in relation to traffic and air quality that we will seek to rebalance the use of our road system in favour of pedestrians, and so improve air quality in the town centre. This policy is in line with EU and national government targets on improving air quality, to which Wiltshire Council is required to submit a draft plan for compliance in the next few months.*

*This policy has clearly been not taken account of in Baroness Scott’s comments.*

*In relation to public transport, the assertion that it is ‘too expensive’ seems to rule out any further action in this area by Wiltshire Council. The assertion that ‘personal choice’ is such that no action will be effective perhaps betrays a level tiredness, and certainly a lack of imagination or invention in the development of Wiltshire’s transport and air quality policy.*

*The idea that personal choices will not be guided by better education and availability of other options, and that Wiltshire Council does not have a part to play in that, is regrettable – and is contrary to the close-working between this Town Council and our Area Board colleagues, for example in funding of the Home Run application to guide people’s choices on school journeys.*

*The idea that, because something is expensive or difficult it is something that we should do nothing about is regrettable; and surprising given Baroness Scott’s role in relation to Grenfell. While the issue of air quality is not as visible, failure to address air quality problems will cost lives, in the town and in the country as a whole. To fail to take action is an abrogation of responsibility of public office.*

*We would welcome the opportunity to discuss these issues further with Baroness Scott, and extend an invitation to meet with the Town Council in order to do so.*

*We would also like Wiltshire Council to confirm how the Town Council, as the elected representatives of the residents of this town, will be consulted on the draft Air Quality Plan before it is submitted to central government.”*

Dom Newton, Cllr.  
Party Leader

Nigel Gerdes commented by saying that the views of the Town Council and thus the people of BoA had been adequately taken into account and represented in the preparation of the imminent draft plan submission from Wiltshire Council to central government before its submission, outlining how Wiltshire Council intends to deal with the air pollution 'hot' spots (especially Masons Lane, BoA) in order to bring them into full compliance with legislation.

Flood Defence in Bradford on Avon - Cllr Newton reported that he and other Councillors had met with the Environmental Officer Vicky Farwig, on Tuesday 30<sup>th</sup> January Friday and had received some very receptive comments, with continued consultation and close working relationship this project would progress.

143. Correspondence to note  
There was none.

144. Correspondence for action  
There was none.

The meeting closed at 8.45 p.m.

#### Action Plan

Agenda item no	Action	By whom
141	Hasten for a reply from Bellway – Planning application - 17/03844/REM	Clerk

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED ON WEDNESDAY 14<sup>th</sup> February 2018

Town Council reference 1  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00477/TCA  
Type of application TCA  
Date to comment 13.02.18  
Town Council meeting date 14.02.18  
Case Officer Sue Morgan  
Applicant Mrs Tuttle  
Address 19 Sladesbrook, BA15 1SH  
Description of work T1 - Maple Tree - reduce back to previous pruning points (1.5m) T2  
- Birch Tree - fell  
Town Council recommendation PERMIT - No objections but BOATC would request that WC ask the  
applicant for a reason why the tree is to be felled, as it is in the  
Conservation area.

Town Council reference 2  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 18/00182/FUL  
Type of application FUL  
Date to comment 14.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Mrs M O'Malley  
Address 7 Elms Cross Drive  
Description of work Proposed single storey rear extension  
Town Council recommendation PERMIT - No objections

Town Council reference 3  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00175/FUL  
Type of application FUL  
Date to comment 14.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Mr P Smith  
Address Chapel View, 51 Whitehill BA15 1SG  
Description of work New Window in gable and construction of new dormer on rear roof  
pitch.  
Town Council recommendation PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED ON WEDNESDAY 14<sup>th</sup> February 2018

Town Council reference 4  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 18/00304/FUL  
Type of application FUL  
Date to comment 15.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Mr D Mumford  
Address 12 Elms Cross Drive, BA15 2EH  
Description of work Erection of dormer  
Town Council recommendation PERMIT - No objections

Town Council reference 5  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00440/TPO  
Type of application TPO  
Date to comment 15.02.18  
Town Council meeting date 14.02.18  
Case Officer David Wyatt  
Applicant Mr J Forde  
Address The Old Orchard, Land rear of Hill Leigh, Coronation Ave, BA15  
1FU  
Description of work Sycamore 4-8 Prune by 1.5mtrs away from building, Walnut, Sycamores, Ash, crown raise to 4mtrs (previously approved and lapsed W/13/00477/TPO), Apple 28.29.30 and 31 crown raise to 2 mtrs.  
Town Council recommendation PERMIT - No objections

Town Council reference 6  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00557/106  
Type of application 106  
Date to comment 19.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant P R Quick & Son  
Address Upper Bearfield Farm, Ashley Road BA15 1RT  
Description of work Discharge of planning obligation - the erection of further agricultural workers dwellings  
Town Council recommendation REFUSE - BOATC request that WC assess the legal implication of removing the conditions. BOATC consider that there are no material changes since 2003 when the conditions were agreed. We request that no further development to the Green Belt is permitted.

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED ON WEDNESDAY 14<sup>th</sup> February 2018

Town Council reference 7  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 17/11952/LBC  
Type of application LBC  
Date to comment 23.02.18  
Town Council meeting date 14.02.18  
Case Officer Russell Brown  
Applicant Mr Alexander Baker  
Address 30 Church St BA15 1LP  
Description of work Reinstatement door to exterior front elevation  
Town Council recommendation PERMIT - No objections

Town Council reference 8  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00449/FUL  
Type of application FUL  
Date to comment 23.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Mrs G M Ellis- King  
Address 13 Newtown BA15 1NE  
Description of work Restoration of Grade 2 listed Summer house including replacement of concrete window surrounds with stone, replace PVC roof with glass. Erection of small glasshouse in alcove adjoining summerhouse.  
Town Council recommendation PERMIT - No objections

Town Council reference 9  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00681/LBC  
Type of application LBC  
Date to comment 23.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Mrs G M Ellis-King  
Address 13 Newtown BA15 1NE  
Description of work Restoration of Grade 2 listed Summer house including replacement of concrete window surrounds with stone, replace PVC roof with glass. Erection of small glasshouse in alcove adjoining summerhouse.  
Town Council recommendation PERMIT - No objections.

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED ON WEDNESDAY 14<sup>th</sup> February 2018

Town Council reference 10  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 17/12158/FUL  
Type of application FUL  
Date to comment 20.02.18  
Town Council meeting date 14.02.18  
Case Officer Verity Giles-Franklin  
Applicant Mr V Gill  
Address 164 Trowbridge Rd BA15 1EW  
Description of work Loft conversion.  
Town Council recommendation PERMIT - No objections in principle but request that WC check that the size of the dormer complies with regulations.

Town Council reference 11  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00333/FUL  
Type of application FUL  
Date to comment 22.02.18  
Town Council meeting date 14.02.18  
Case Officer Verity Giles-Franklin  
Applicant Mr & Mrs Pengelly  
Address 10 Priory Park, BA15 1QU  
Description of work Construction of dormer window to replace roof lights.  
Town Council recommendation PERMIT - No objections

Town Council reference 12  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00337/FUL  
Type of application FUL  
Date to comment 02.03.18  
Town Council meeting date 14.02.18  
Case Officer Steven Sims  
Applicant Mr P Philips  
Address 16 Market St, BA15 1LL  
Description of work Change of use of ground floor from retail to residential with internal and external alterations to create an apartment  
Town Council recommendation PERMIT - No objections. This is a Grade II listed building and the works proposed are sympathetic to its character. No significant historic fabric of the building is affected by the proposal and although it is a regrettable loss of retail space, it should improve maintenance of the building after being empty for some considerable time.

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED ON WEDNESDAY 14<sup>th</sup> February 2018

Town Council reference 13  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00622/LBC  
Type of application LBC  
Date to comment 02.03.18  
Town Council meeting date 14.02.18  
Case Officer Steven Sims  
Applicant Mr P Philips  
Address 16 Market St, BA15 1LL  
Description of work Internal and external alterations to facilitate change of use of ground floor from retail to residential  
Town Council recommendation PERMIT - No objections. This is a Grade II listed building and the works proposed are sympathetic to its character. No significant historic fabric of the building is affected by the proposal and although it is regrettable loss of retail space, it should improve maintenance of the building after being empty for some considerable time.

Town Council reference 14  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00655/FUL  
Type of application FUL  
Date to comment 22.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Morris Developments  
Address 36 Churches, BA15 1RD  
Description of work Erection of detached dwelling  
Town Council recommendation REFUSE - The site is inadequate in size to accommodate a new dwelling. The 2 parking spaces for the new dwelling will require reverse movement onto (or off) the road and highway safety at the school gates would therefore be compromised. The line of trees at the school boundary is a significant feature and would be adversely affected. The proposal is contrary to Policy H1 of the Neighbourhood Plan.

Town Council reference 15  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00003/FUL  
Type of application FUL  
Date to comment 02.03.18  
Town Council meeting date 14.02.18  
Case Officer James Taylor  
Applicant Mr M Kendall  
Address Fat Fowl Restaurant BA15 1JX  
Description of work Change of use from retail unit and restaurant unit to nursery and crèche accessed from The Shambles only, and associated works.  
Town Council recommendation REFUSE - The Town Council wishes Wilshire Council to assess this application on the suitability of the property to accommodate the proposed use, and consider all the access/drop off points and the restricted access and the noise impact on the neighbouring business that may occur. Lack of outside space and poor air quality should also be considered. The loss of a retail unit in The Shambles is also contrary to the Neighbourhood Plan.



BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED ON WEDNESDAY 14<sup>th</sup> February 2018

Town Council reference 16  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00739/FUL  
Type of application LBC  
Date to comment 02.03.18  
Town Council meeting date 14.02.18  
Case Officer James Taylor  
Applicant Mr M Kendall  
Address Fat Fowl Restaurant BA15 1JX  
Description of work Change of use from retail unit and restaurant unit to nursery and crèche accessed from The Shambles only, and associated works.  
Town Council recommendation REFUSE - The Town Council wishes Wilshire Council to assess this application on the suitability of the property to accommodate the proposed use, and consider all the access/drop off points and the restricted access and the noise impact on the neighbouring business that may occur. Lack of outside space and poor air quality should also be considered. The loss of a retail unit in The Shambles is also contrary to the Neighbourhood Plan

Town Council reference 17  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00552/FUL  
Type of application FUL  
Date to comment 01.03.18  
Town Council meeting date 14.02.18  
Case Officer Verity Giles-Franklin  
Applicant Mrs P Vowles  
Address 10 Leigh Park Road, BA15 1TE  
Description of work Erection of ground floor extension  
Town Council recommendation PERMIT - No objections. In principle it looks quite large.

Town Council reference 18  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00978/TPO  
Type of application TPO  
Date to comment 27.02.18  
Town Council meeting date 14.02.18  
Case Officer David Wyatt  
Applicant Mr N Grey  
Address Leigh Park Hotel, BA15 2RA  
Description of work T1- Holme Oak Tree - reduce by 1m & reduce lateral growth by 0.8m  
Town Council recommendation PERMIT - No objections.

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED ON WEDNESDAY 14<sup>th</sup> February 2018

Town Council reference 19  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 17/10029/VAR  
Type of application VAR  
Date to comment 13.02.18  
Town Council meeting date 14.02.18  
Case Officer Mike Wilmott  
Applicant Doric Developments (Bath) Ltd  
Address Land south west of Kingston Farm buildings, Holt Road  
Description of work Variations of Conditions Application 15/04134/VAR in Condition 33 to amend the approved work hub buildings  
Town Council recommendation PERMIT - No objections as long as previous comments made by the Town Council are noted. The resubmission is probably the best compromise that can be achieved taking into account previous approval and the existing development.

Town Council reference 20  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/00655/FUL  
Type of application FUL  
Date to comment 22.02.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Mr L Vaughan  
Address 2 Highfield, BA15 1AS  
Description of work Amended Plans . The original was looked at in mtg 191218 and was refused.  
Town Council recommendation PERMIT - No objections. On the condition no 'hard ground' included. BOATC do not want to encourage parking/driving across the pavement or grass ( as per our objection to original plan).

Town Council reference 21  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 17/09038/FUL  
Type of application  
Date to comment 05.03.18  
Town Council meeting date 14.02.18  
Case Officer Kate Sullivan  
Applicant Mr J Williams  
Address 1A Budbury Tyning, BA15 1QE  
Description of work Proposed alterations and rear single storey extension  
Town Council recommendation PERMIT - No objections. The Town Council commented that there is quite a lot of cladding on this development.