

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON TUESDAY 26TH FEBRUARY 2019

Town Council reference 1
Ward BRADFORD ON AVON NORTH
Planning Application Number 19/01220/FUL
Type of application
Date to comment 08.03.19
Town Council meeting date 26.02.19
Case Officer Verity Giles Franklin
Applicant Mr & Mrs Heath
Address 18 Tory BA15 1NN
Description of work Replacement of existing greenhouse, installation of new window in outbuilding, replacement of modern floor and internal steps within outbuilding.
Town Council recommendation APPROVE: no objection

Town Council reference 2
Ward BRADFORD ON AVON NORTH
Planning Application Number 19/01243/LBC
Type of application
Date to comment 08.03.19
Town Council meeting date 26.02.19
Case Officer Verity Giles Franklin
Applicant Mr & Mrs Heath
Address 18 Tory BA15 1NN
Description of work Replacement of existing greenhouse, installation of new window in outbuilding, replacement of modern floor and internal steps within outbuilding.
Town Council recommendation APPROVE: no objection

Town Council reference 3
Ward BRADFORD ON AVON NORTH
Planning Application Number 19/00889/LBC
Type of application
Date to comment 08.03.19
Town Council meeting date 26.02.19
Case Officer Russell Brown
Applicant Mr Justyn Turnbull
Address 19 Church Street BA15 1LN
Description of work Installation of conservation roof lights and roof works to ground floor rear kitchens
Town Council recommendation APPROVE: no objection

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Town Council reference 4
Ward BRADFORD ON AVON SOUTH
Planning Application Number 19/01457/TCA
Type of application
Date to comment 06.03.19
Town Council meeting date 26.02.19
Case Officer Sue Morgan
Applicant Mrs Barbara Tees
Address 12b Frome Road, BA15 1LE
Description of work Maple tree - height reduction of 30%
Town Council recommendation APPROVE: no objection

Town Council reference 5
Ward BRADFORD ON AVON SOUTH
Planning Application Number 19/10128/TCA
Type of application
Date to comment 06.03.19
Town Council meeting date 26.02.19
Case Officer Beverley Griffin
Applicant
Address Victory Fields Pound Lane
Description of work T0448 - Austrian pine (Pinus nigra). Remove deadwood from crown. Remove split branch at 4m on south west side of crown.
T0450 - Horse Chestnut (Aesculus hippocastanum). Undertake a repeat crown reduction to previous pruning points. Horse Chestnut (Aesc
Town Council recommendation APPROVE: no objection

Town Council reference 6
Ward BRADFORD ON AVON NORTH
Planning Application Number 19/01364/FUL
Type of application
Date to comment 13.03.19
Town Council meeting date 26.02.19
Case Officer Verity Giles-Franklin
Applicant Mr & Mrs Humpage
Address 114 Downs View BA15 1PW
Description of work Removal of existing front porch, existing single storey side extension and existing garage. Construction of a front porch. Construction of a single storey side extension. Construction of a single storey rear extension. Construction of increased length
Town Council recommendation APPROVE: no objection

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Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/11808/FUL
Type of application	
Date to comment	05.03.19
Town Council meeting date	26.02.19
Case Officer	Verity Giles Franklin
Applicant	Mr & Mrs Sonny Masero
Address	12 Wine Street BA15 1NS
Description of work	Proposed rearrangement of existing garage to form games room to ground floor & office area to first floor & reconstruction of existing roof to porch.

Town Council recommendation **APPROVE WITH CONDITIONS:** The Town Council considers that the overall form of the extension is now better related to the existing house and the Conservation Area but that further changes need to be made before the scheme is acceptable. The number, design, positions and proportions of windows to be reassessed. The use of obscure glass is no substitute for good design. Also the first floor balcony to be omitted or the balustrade set back from the face of the wall to minimise overlooking the lower neighbouring gardens. To avoid any confusion it needs to be made clear that all supporting documents for this project relate to the same and final design. These comments relate to drawings number P1068/P111 revision B and 1068/P111 revision D only.

Commentary: In their letter, the applicants complain that planning guidance is lacking. Reference to policy H1 of the Neighbourhood Plan does provide guidelines on infill development would be assessed which would apply to an extension of this size. Conservation area policies are in the Core Strategy with general guidance in the NPPF. The applicant's architect should be fully aware of all the planning constraints. The important issue is that the proposal will always be assessed in context and not by reference to what has happened or been permitted elsewhere.

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