

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 27TH JUNE 2018

Town Council reference 1
Ward BRADFORD ON AVON NORTH
Planning Application Number 18/04614/FUL
Type of application FUL
Date to comment 04.07.18
Town Council meeting date 27.06.18
Case Officer David Cox
Applicant Mr C Nicholson
Address New House on Land North of the Paddocks Whiteheads Lane
Description of work Erection of dwelling house
Town Council recommendation REFUSE - See attached comments on separate sheet

Town Council reference 2
Ward BRADFORD ON AVON NORTH
Planning Application Number 18/04730/FUL
Type of application FUL
Date to comment 04.07.18
Town Council meeting date 27.06.18
Case Officer Steve Vellance
Applicant Selwood Housing Soc. Ltd
Address Hillcrest Flats, Highfield Rd BA15 1AT
Description of work Replacement of shallow pitch roof, removal of existing chimney stacks, new rainwater goods
Town Council recommendation PERMIT - No objections

Town Council reference 3
Ward BRADFORD ON AVON NORTH
Planning Application Number 18/04770/FUL
Type of application FUL
Date to comment 04.07.18
Town Council meeting date 27.06.18
Case Officer Kate Sullivan
Applicant Mr & Mrs D Weaver
Address 196 Bath Rd BA15 1SL
Description of work Single storey extension and new drive with dropped kerb
Town Council recommendation PERMIT - No objections

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Town Council reference 4
Ward BRADFORD ON AVON NORTH
Planning Application Number 18/04817/LBC
Type of application LBC
Date to comment 06.07.18
Town Council meeting date 27.06.18
Case Officer Russell Brown
Applicant Mr & Mrs Simon Clark
Address The Old House, 18 Silver St, BA15 1JZ
Description of work Removal of secondary roof timbers associated with previous consent 17/11987/LBC
Town Council recommendation PERMIT - No objections.

Town Council reference 5
Ward BRADFORD ON AVON NORTH
Planning Application Number 18/04995/VAR
Type of application VAR
Date to comment 12.07.18
Town Council meeting date 27.06.18
Case Officer Steven Sims
Applicant Mr & Mrs Pillai
Address 59 Springfield BA15 1BA
Description of work Variation of conditions 2 (approved plans) and 3 (materials) pursuant to application 17/12059/FUL - Demolition of existing single storey garage and construction of a new 2 storey side extension
Town Council recommendation PERMIT - No objection but timber boarding in this location not ideal.

Town Council reference 6
Ward BRADFORD ON AVON SOUTH
Planning Application Number 18/05070/REM
Type of application REM
Date to comment 12.07.18
Town Council meeting date 27.06.18
Case Officer James Taylor
Applicant Mr J Carr
Address 2 Loddon Way, BA15 1HG
Description of work Proposed New Dwelling (Reserved matters relating to design and layout pursuant to outline permission 18/02714/OUT)
Town Council recommendation PERMIT - No objections

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Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/05678/TCA
Type of application	TCA
Date to comment	07.07.18
Town Council meeting date	27.06.18
Case Officer	Beverly Griffin
Applicant	Mr M Ingrey-Counter
Address	19A Woolley Street BA15 1AD
Description of work	Cherry Tree - remove
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	18/06007/TCA
Type of application	TCA
Date to comment	14.07.18
Town Council meeting date	27.06.18
Case Officer	Beverley Griffin
Applicant	Mr I Muir
Address	2 Junction Road, BA15 1DY
Description of work	Trees 1 - 5 Various species - 20 - 25% crowning & thinning out
Town Council recommendation	PERMIT - No objections

Recommendation

We strongly recommend that the application be refused.

Preliminary issue:

The Town Council is concerned that the Section 52 Agreement(s) that were put in place in relation to previous development in the vicinity of Whitehill and Whiteheads Lane, and the private drive immediately to the north, were intended to limit development because of the sub-standard access. Notwithstanding the legal opinion submitted with the application, the Council should ensure that the proposal is not in breach of the terms of the Agreement or that the Agreement is no longer effective.

Basis for recommendation (notwithstanding the terms of the Section 52 Agreement/s, if still effective):

1. Overlooking and excessive dominance: The height and bulk of the proposed dwelling is excessive. It dominates nearby houses resulting in an unacceptable level of overlooking and overall impact, particularly from the top floor kitchen and living area.
2. Size, design and siting to the detriment of the setting, character and development pattern of the locality and the Conservation Area: The size, design and siting of the proposed dwelling are such that it is obtrusive and does not complement its setting. To the contrary, it would harm the character of the setting to the detriment of the wider Town's distinctiveness and sense of place. Building on steep slopes is a design challenge which this proposal does not solve. Simply annotating the heights of roofs' higher levels does not give a true impression of how the proposed development would be seen on the hillside, both locally and from key local viewpoints. The buildings of Ivy Terrace are all listed Grade II with a planning requirement that the buildings and their setting need to be preserved or enhanced, which this development fails to achieve. (NB. Policies BE1 and BE2 of the NP)
3. Inappropriate balance between built and un-built environment and open space presented by the proposed development: The development would fail to *'maintain an appropriate balance between buildings and open space (including gardens) and to protect the distinctive characteristics'* of all parts of the Town, and notably this part of the Town (viz. Neighbourhood Plan (NP), page 14, see Policy H1), including taking account of the Conservation Area status. One core aspect of the Town's distinctiveness and character is a mosaic granularity, a mixed landscape that balances built development with green and open spaces. The NP highlights that *'Green spaces both public and private, including gardens, play an important role in giving Bradford on Avon its particular character, amenity and biodiversity value'* (NP, page 19). NP Objective 4 highlights the imperative not to lose or damage such spaces and landscape features, and indeed to enhance and protect them including green corridors that together *'form the landscape setting of the town'*. This development would be to the detriment of the landscape setting of the town that is a central component of the town's distinctiveness, character and sense of place. (NB. Policies BE1 and BE2 of the NP)

4. Inadequate attention to landscaping: The trees illustrated on the application drawings, (particularly on the perspectives) appear to be of a significant size. In the locations shown they have insufficient space to grow to maturity and the drawings give a misleading impression. Species of trees and shrubs would need to have been selected that will relate to the design and siting of the proposed house and be required to mitigate the impact of any building on this difficult site. However, given the geographical constraints of the site, we doubt that sufficient mitigation is indeed possible, even if a more detailed landscaping scheme were to be developed.
5. Extensive use of timber boarding and "copper coloured" cladding are not traditional as claimed and further emphasise the intrusion of the property to the detriment of neighbours and the character of the Conservation Area. The Council is not averse to imaginative modern design, but it must complement and enhance the character of the Town. This development would not complement the character of the Town and indeed would be to the detriment of its distinctiveness and sense of place.
6. Adverse effect on the character, amenity and biodiversity value of a green and open space. NP Policy GS1 supports the enhancement of Bradford on Avon's biodiversity, and consistent with the NPPF, seeks net gains in biodiversity from development where possible. A feature common to much of the local opposition to the proposed development is the biodiversity value of the proposed development site and the harm the development would do by removing much of this green and open space from the habitat available to biodiversity. This suggests that the site would in fact cause a net harm to biodiversity. Bradford on Avon is fortunate in having good levels of biodiversity, but this exists largely thanks to its *'Green spaces both public and private, including gardens'* which *'play an important role in giving Bradford on Avon its particular character, amenity and biodiversity value'* (viz. NP, page 19). Local residents note the presence of significant biodiversity and wildlife present both in and around the immediate vicinity of the proposed development site, and suggest that as one of the few green spaces left in that vicinity it plays an important contribution to the habitat and forage that supports wildlife remarkably close to the Town's centre. The Council notes the additional wellbeing benefits of that biodiversity (including birdsong) to local residents and the corresponding harm to wellbeing posed by loss of that biodiversity.
7. Development does not contribute to local housing need, contrary to NP, which prioritises affordability, provision for young families and the elderly and *'maintaining a balanced community'* (per NP Objective 2, page 14). The development would simply add one new expensive property to a Town with a property market already dominated by unaffordable properties, to the exclusion of first-time buyers and local young adults and families seeking to stay in the Town.
8. Strong local opposition compared to very limited local support for the project, especially from residents in the immediate vicinity of the proposed development.
9. Comprehensive non-compliance with the Neighbourhood Plan (NP): Finally, the Town Council's recommendation is also based on the number of points on

which the proposed development is inconsistent with the NP, mindful of the overwhelming support for the NP expressed at the 2017 referendum. It is important that the NP has a demonstrably meaningful influence on planning decisions and does not become seen as nugatory, contrary to its purpose per the 2011 Localism Act.

Notwithstanding the above, in view of the size of the building in relation to its site and in the circumstances that Wiltshire Council is minded to approve the application contrary to the Town Council's recommendation, then all permitted development rights should be withdrawn.

Neighbourhood Plan:

For ease of reference, the Town Council would like to highlight the following extracts from the Neighbourhood Plan which represent key aspects of the Plan and which the Council respectfully asks Wiltshire Council to consider and give due weight to, including in view of the reasons for the Council's recommendation outlined above:

- ❖ **Vision** (NP pages 6 and 7)
 - 'a place that:*
 - *'Protects and enhances the green areas within the town including the wider landscape setting and at the same time increases biodiversity'*
 - *achieves high quality design 'that respects and responds to its location'*

- ❖ **Objectives for the future of Bradford on Avon** (NP page 8), including:
 - *'To protect and enhance the architectural and historic character of the town and its landscape'*
 - *'To concentrate on the provision of housing for local needs'*
 - *'To protect and enhance green spaces and biodiversity'*
 - *'To ensure the continued protection of the rural setting...'*

- ❖ **Conservation and Design** (NP pages 12 and 13)
 - Objective 1: *'to protect, manage and enhance the built environment of Bradford on Avon'*
 - Policy BE1: *'Development should reinforce local distinctiveness and help create a sense of place. All development should relate to its site and wider setting. Materials used should relate to their surroundings and where appropriate make a positive contribution to the public realm. Development within the Conservation Area or its setting should take account of the relevant Conservation Area Character Assessment.'*
 - Policy BE2: *Development should 'integrate with its surroundings by respecting the overall character of the area'*
 - Reasons for these policies include the fact *'that the setting of the town and streets and paces are all too easily damaged by buildings of an inappropriate form and scale and that key views are easily lost'*

- ❖ **Housing for all** (NP pages 14 and 15)
 - Objective 2: *'...to provide for demonstrable local needs in sustainable locations to maintain a balanced community'*

- Policy H1: Proposals for infill development supported where they *'make a positive contribution to the town and are in keeping with their surroundings'*, with proposals in existing residential curtilages required to:
 - *'compliment the scale and development pattern of the locality in which they are sited'*
 - *'not adversely affect the amenity of neighbouring properties'*
 - The NP commentary to the policies in this section underline *'the need to maintain an appropriate balance between buildings and open space (including gardens) and to protect the distinctive characteristics of all parts of the plan area'*, noting that *'potential for future infill is limited'*.

❖ **Green Spaces and Biodiversity** (NP pages 19 – 22)

- *'Green spaces both public and private, including gardens play an important role in giving Bradford on Avon its particular character, amenity and biodiversity value'*
- *'The town benefits from green corridors passing through and providing important habitat and a range of other green functions...'*
- Objective 4: *'to ensure the recognition of the importance of green spaces and landscape features to the character, heritage and biodiversity of the town and its setting and to ensure that such features are conserved and enhanced and not lost or damaged through inappropriate development. Also to protect and enhance the Town's green corridors, including the river and canal corridors and the open countryside that together form the landscape setting to the town.'*
- Developers encouraged to take account of important features including:
 - *'trees including garden trees, hedgerow trees, parkland trees, and traditional orchards'*
 - *'open and undeveloped rural skylines outside the town, and skylines dominated by historic buildings within the Conservation Area'*
 - *'tranquil green spaces within the fabric of the town, where the sound of bird song predominates, and nights are quiet and with dark skies'*
- Policy GS1: *'The Neighbourhood Plan strongly supports the enhancement of Bradford on Avon's biodiversity. Development will be expected to provide net gains in biodiversity where possible. ...'*
- Policy GS4: *'... enhancement of biodiversity...of open spaces in the town'* will be supported.
- Among the reasons for these policies is that *'Green spaces, landscapes, landscape features and views in Bradford on Avon have an especially distinctive character and make an important contribution to the visual and physical quality of the town and its setting. ...'*