

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &  
PLANNING COMMITTEE MEETING ON TUESDAY 17<sup>TH</sup> JULY 2018

Town Council reference 1  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/05365/FUL  
Type of application FUL  
Date to comment 20.07.18  
Town Council meeting date 17.07.18  
Case Officer Steve Vellance  
Applicant Mr R Wilsher  
Address 15 Huntingdon Rise  
Description of work Removal of existing front porch, rear porch, conservatory and garage. Part removal of front boundary wall and hedge. Construction of a single storey rear extension. Construction of increased length of dropped kerb to highway and enlarged parking area.  
Town Council recommendation PERMIT - No objections

Town Council reference 2  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 18/06140/TCA  
Type of application TCA  
Date to comment 19.07.18  
Town Council meeting date 17.07.18  
Case Officer Beverley Griffin  
Applicant Mrs Hayward  
Address Berkley House, 2B Junction BA15 1DY  
Description of work T2 - Birch - Fell, T2 - Beech - Crown lift roadside to 5 metres  
Town Council recommendation PERMIT - No objections

Town Council reference 3  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/05414/FUL  
Type of application FUL  
Date to comment 23.07.18  
Town Council meeting date 17.07.18  
Case Officer James Taylor  
Applicant Mr F Stewart  
Address St Laurence School, Ashley Rd, BA15 1DZ  
Description of work Proposed two storey extension to the existing science classrooms  
Town Council recommendation PERMIT - No objections

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Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/04154/FUL
Type of application	FUL
Date to comment	03.08.18
Town Council meeting date	17.07.18
Case Officer	Kate Sullivan
Applicant	Mr Brian Connell
Address	Berryfield House, 1 Manor Gardens BA15 1FR
Description of work	6m x 3.5m x 3m high removable garden room situated adjacent to the existing garage.
Town Council recommendation	REFUSE - See attached comments on separate sheet

Town Council reference	5
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	18/06542/TCA
Type of application	TCA
Date to comment	01.08.18
Town Council meeting date	17.07.18
Case Officer	Sue Morgan
Applicant	Mrs Llewellyn
Address	99 Trowbridge Road
Description of work	T1- Lawson Cypress tree - crown reduce by 2.5m & re-shape, T2 - Poplar tree - fell, T3 - Damson tree - fell, T4 - Sycamore tree - crown lift to 3.5 m & prune back by 2m over parking area
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL

Planning Application Number  
Berryfield House, 1 Manor Gardens BA15 1FR

18/04154/FUL

Recommendation

Berryfield House is a Grade II listed building with a requirement that the building and its setting needs to be protected. On that basis the application is inadequate in that it does not show where the garden room is to be located or how it visually relates to the main house. The proposal is a timber clad flat roof prefabricated structure which clearly has not been designed for its location but appears to have been selected from a catalogue of off-the-peg designs.

This application is inadequate to accurately describe how the proposal affects the historic house and consequently the impact of the proposal cannot be assessed.

Additional information is needed to comply with the requirement of S66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 "that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As a consequence, the desirability of preservation must be given considerable importance and weight in the decision making process".

Without this assessment, or if the assessment shows the proposal is damaging to the setting of the listed building the application should be **Refused**.