

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &  
PLANNING COMMITTEE MEETING ON WEDNESDAY 1<sup>ST</sup> AUGUST 2018

Town Council reference 1  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 18/05840/FUL  
Type of application FUL  
Date to comment 10.08.18  
Town Council meeting date 01.08.18  
Case Officer Verity Giles- Franklin  
Applicant Miss J Moore  
Address 2 Sully Bradford on Avon BA15 1FP  
Description of work Replace rear garage door with white painted timber french windows and side panel. No alterations internally to garage.  
Town Council recommendation PERMIT - No objection provided that the garage remains available for its original use as a parking space

Town Council reference 2  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/06053/FUL  
Type of application FUL  
Date to comment 06.08.18  
Town Council meeting date 01.08.18  
Case Officer Steve Vellance  
Applicant Mrs Helen Mountain  
Address 18 Christchurch BA15 1TB  
Description of work Erection of single storey rear extension across the garage.  
Town Council recommendation PERMIT - No objections

Town Council reference 3  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/06311/FUL  
Type of application FUL  
Date to comment 17.08.18  
Town Council meeting date 01.08.18  
Case Officer James Taylor  
Applicant Stokes Morgan Planning Ltd  
Address Former Griffin & Fudge Whiteheads Lane  
Description of work Change of use of ground floor of office unit ancillary to former B2 use of Griffin & Fudge site to a self-contained dwelling (Use Class C3)  
Town Council recommendation REFUSE - See attached comments on separate sheet

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Town Council reference 4  
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 01.08.18  
Case Officer Sue Morgan  
Applicant Mrs Llewellyn  
Address 99 Trowbridge Road BA15 1EG  
Description of work T1 - Lawson Cypress Tree - crown reduce by 2.5 m and re-shape,  
T2 - Poplar tree - fell, T3 - Damson tree - fell, T4 - Sycamore tree -  
crown lift to 3.5m & prune back to 2 m over parking area  
Town Council recommendation PERMIT - No objections

Town Council reference 5  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/06117/FUL  
Type of application FUL  
Date to comment 14.08.18  
Town Council meeting date 01.08.18  
Case Officer Katie Yeoman  
Applicant Mr S Barrett-Smith  
Address 12 Silver Street BA15 1JY  
Description of work Single storey rear extension and new first floor door opening onto  
proposed roof terrace/court yard.  
Town Council recommendation PERMIT - No objections provided that the existing commercial use  
onto Silver Street is properly maintained.

Town Council reference 6  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/06783/FUL  
Type of application FUL  
Date to comment 17.08.18  
Town Council meeting date 01.08.18  
Case Officer Kate Sullivan  
Applicant Mr P Matthews  
Address 8 Huntingdon Rise, BA15 1RJ  
Description of work Proposed demolition of existing garage and rear extension &  
erection of single storey side & rear extensions  
Town Council recommendation PERMIT - No objections

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Town Council reference 7  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 18/05815/FUL  
Type of application FUL  
Date to comment 02.08.18  
Town Council meeting date 01.08.18  
Case Officer James Taylor  
Applicant Mr A Price  
Address Land at 95 Trowbridge Road , BA15 1EG  
Description of work Construction of a 1 no. bedroom house and associated works n rear garden land (re-submission of 17/08382/FUL)  
Town Council recommendation PERMIT - No objections

Town Council reference 8  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/05831/FUL  
Type of application FUL  
Date to comment 02.08.18  
Town Council meeting date 01.08.18  
Case Officer Katie Yeoman  
Applicant Mr K Burnside  
Address 58 Woolley St, BA15 1AQ  
Description of work Single storey extension to provide additional living accommodation  
Town Council recommendation PERMIT - No objections

Town Council reference 9  
Ward BRADFORD ON AVON NORTH  
Planning Application Number 18/06483/LBC  
Type of application LBC  
Date to comment 10.08.18  
Town Council meeting date 01.08.18  
Case Officer Eileen Medin  
Applicant Vita Pilates  
Address The Old Brewery, The Vaults Workshop, Newtown, BA15 1NF  
Description of work Change of use to Class D2 Assembly and Leisure (for use as Exercise Venue)  
Town Council recommendation REFUSE - See attached comments on separate sheet

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Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/05994/FUL
Type of application	FUL
Date to comment	10.08.18
Town Council meeting date	01.08.18
Case Officer	Eileen Medin
Applicant	Vita Pilates
Address	The Old Brewery, The Vaults Workshop, Newtown, BA15 1NF
Description of work	Change of use to Class D2 Assembly and Leisure (for use as Exercise Venue)
Town Council recommendation	REFUSE - See attached comments on separate sheet

Town Council reference	11
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/05885/FUL
Type of application	FUL
Date to comment	10.08.18
Town Council meeting date	01.08.18
Case Officer	Verity Giles-Franklin
Applicant	Mr R Carr
Address	Land adjoining 27 Newtown, BA15 1NF
Description of work	Refurbishment of outbuilding
Town Council recommendation	REFUSE - See attached comments on separate sheet

Town Council reference	12
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/06734/FUL
Type of application	FUL
Date to comment	20.08.18
Town Council meeting date	01.08.18
Case Officer	Verity Giles-Franklin
Applicant	Mr & Mrs D Newton
Address	15 Whitehill, BA15 1SG
Description of work	Removal of rear conservatory & extension and replace with single storey rear extension. Removal of side extension and replace with new single storey side extension. Conversion of detached garage with in-fill porch extension. Internal alterations and associated landscaping
Town Council recommendation	PERMIT - No objections

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Town Council reference 13  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 18/07003/LBC  
Type of application LBC  
Date to comment 24.08.18  
Town Council meeting date 01.08.18  
Case Officer Russell Brown  
Applicant  
Address 9 St Margaret's Place BA15 1DT  
Description of work Replacement of PVC windows with timber.  
Town Council recommendation REFUSE - The replacement windows need to be correctly detailed copies of traditional Victorian windows as can be seen elsewhere in St Margaret's Place. The proposed windows need to be modified with traditional timber mouldings, sash cords and weights and could be double glazed and draft stripped. This would eliminate the need for secondary glazing and be more in keeping with historic interiors. Oak is not an appropriate timber for sash windows.

Town Council reference 14  
Ward BRADFORD ON AVON SOUTH  
Planning Application Number 18/06995/LBC  
Type of application LBC  
Date to comment 24.08.18  
Town Council meeting date 01.08.18  
Case Officer Russell Brown  
Applicant  
Address 8 St Margaret's Place BA15 1DT  
Description of work Replacement of PVC windows with timber.  
Town Council recommendation REFUSE - The replacement windows need to be correctly detailed copies of traditional Victorian windows as can be seen elsewhere in St Margaret's Place. The proposed windows need to be modified with traditional timber mouldings, sash cords and weights and could be double glazed and draft stripped. This would eliminate the need for secondary glazing and be more in keeping with historic interiors. Oak is not an appropriate timber for sash windows.

Town Council reference	3
Planning Application Number	18/06311/FUL
Type of application	FUL
Applicant	Stokes Morgan Planning Ltd
Address	Former Griffin & Fudge Whiteheads Lane
Description of work	Change of use of ground floor of office unit ancillary to former B2 use of Griffin & Fudge site to a self-contained dwelling (Use Class C3)

**Recommendation:**

The Town Council considers that this application should be refused for the following reasons:

In determining the appeal in 2017 the Inspector placed considerable emphasis on the employment use "32. *It is also significant that some B1a employment floor space is being provided on the ground floor of the office as part of the scheme, which would make a contribution to the supply of employment space in the area. Therefore overall, BOATC Planning Committee consider that the proposal would comply with policy CP35 and CP7, which refers out to policy CP35, insofar as they seek to safeguard existing employment sites, subject to various criteria which include an assessment of their viability, suitability and contribution*"

The Alder King Report seeks to demonstrate that the office use has been marketed since August 2017 without success (i.e. for more than 6 months) but all that is currently on offer is a building site. The Town Council contends that this does not comply with the requirement that this can be accepted as "genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions". The Agents have admitted that it is less than ideal as an office therefore it should be marketed at a lower than top price range.

The continued loss of employment space in Bradford on Avon adds to the argument that there is no demand because applicants and their agents have reduced the choice of spaces genuinely available.

The spatial strategy for Bradford on Avon, set out in WCS policy CP7, acknowledges, in paragraph 5.33 of its supporting text, that the town is not identified as a strategic location for employment. However, it notes that the high levels of out-commuting indicate that development for business and employment use should be encouraged to meet local needs. Paragraph 5.35 advises that the economic self-containment of Bradford on Avon is to be achieved by, amongst other things, retaining all existing employment sites, in accordance with policy CP35. The mixed use scheme accepted by the Inspector on appeal is stated to comply with CP35; change of use is contrary to that decision. Outward commuting and peak hour traffic adversely affects the town centre and further loss of employment space should not be permitted.

Town Council reference	9 and 10
Planning Application Number	18/06483/LBC
Planning Application Number	18/05994/FUL
Applicant	Vita Pilates
Address	The Old Brewery, The Vaults Workshop, Newtown,
BA15 1NF	
Description of work	Change of use to Class D2 Assembly and Leisure (for use as Exercise Venue)

**Recommendation: REFUSE**

The Town Council recommend that this application be refused for the following reasons:

The proposed Leisure use 7 days a week would cause disturbance to neighbours, both business and residential and noise is acknowledged to be a potential problem. For the intensive use proposed it is highly unlikely that all customers would walk or cycle and traffic and parking issues are unresolved. It is important that current businesses are protected to ensure that business and employment activity is maintained.

Town Council reference	11
Planning Application Number	18/05885/FUL
Type of application	FUL
Applicant	Mr R Carr
Address	Land adjoining 27 Newtown, BA15 1NF
Description of work	Refurbishment of outbuilding

**RECOMMENDATION: REFUSE**

The Town Council recommended refusal of the previous application 17/07796/FUL on the basis that the significance of the site would be damaged by the proposal, and notes that this was subsequently withdrawn. The Town Council recognises that the extent of proposed works has been reduced but there is no evidence in this application that the archaeological and historic interest of the site has been recognised and properly evaluated. The application should therefore be refused. No development should be permitted unless it can be fully demonstrated that the significance of the site will not be adversely affected and that there will be no damage to the existing archaeology, the historic features or the watercourses.