



Minutes of the Bradford on Avon Town Council Environment & Planning Committee  
Held in the Town Council office, St Margaret's Street, Bradford on Avon  
On Tuesday 13<sup>th</sup> November 2018 at 7.00 p.m

Present:

Cllr A Kay (Chairman)  
Cllr T Lomax  
Cllr J Parker  
Colin Johns (BOATC Planning Consultant)  
Val Baker (Administrator)

Members of the Public:

John Pearce (BOATC Plastic Free representative) Claire Nicholson, Eunice Parker & Kate Nichols,

Apologies: Cllr D Newton

41. Declarations of interest

There were none.

42. Minutes

It was proposed by Cllr Kay seconded by Cllr Lomax and with all in favour **RESOLVED** that the minutes of the meeting held on the 10<sup>th</sup> October and the delegated minutes for the 30<sup>th</sup> October be approved as true record and signed by the Chairman.

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

There was none.

44. Planning Applications

- (i) It was proposed by Cllr Kay seconded by Cllr Parker and with all in favour **RESOLVED:** to forward the planning recommendations on the attached sheet to be sent to Wiltshire Council.
- (ii) Delegated recommendations for 30<sup>th</sup> October were noted.

Cllr Kay brought forward Agenda item 10 – St Margaret's Wall.

Colin Johns circulated paperwork (attached) concerning the historical interest and condition of St Margaret's Wall which separates Westbury Gardens from St Margaret's Car Park. He reported that the wall was in need of urgent repair due to 2/3 courses crumbling beneath the loosely capped top. A discussion took place with suggestions of ways in which to lower it in specific places that would allow a vista of the Town Bridge from McKeever bridge and allow visitors a better view of Westbury Gardens and the town from St Margaret's Car park. It was noted that the wall was listed and would require planning consent from WC Conservation Office for any possible alterations.

It was proposed by Cllr Kay seconded by Cllr Parker and with all in favour **RESOLVED** that in principle BOATC are happy that the Planning Consultant liaise with WC Conservation Officer with a plan for the alterations and to refer this matter back at a future E & P meeting.

The meeting continued with the:

45. Chairman's report

The Chair asked for approval to send a response to Mr Newman's letter concerning 'outlined plans' for a development on the South side of Bradford on Avon. It was proposed by Cllr Kay seconded by Cllrs Parker and Lomax and **RESOLVED** to forward the letter to Mr Newman.

She reported that Planning Application for the Solar Panels on St Margaret's Hall had been submitted and was expected to be available in the next week or so.

Cllr Kay explained that she had received a report from a local Botanist informing her that he had counted a number of wild plants growing in and around the centre of town that contributed greatly to the town's biodiversity.

Cllr Kay had attended the Business Awards on the 19<sup>th</sup> October and suggested that BOATC should promote a Business Award for the most 'Green' business for 2019, stating that this could be a 'spur' from 'Plastic- Free. She asked that Cllrs consider this idea and provide feedback with alternative business or individual Award ideas.

Plans for a project to supply and install 3 no. water fountains in the following locations: Westbury Gardens, Culver Close and Sladesbrook had been circulated with the agenda. Cllr Kay gave an update on the revised plans explaining that the initial idea to install a water fountain on the facade of St Margaret's Hall had been deferred. The exact specifics of the revised project are still on going and a report would be submitted with costs etc. Cllr Kay reported that the E & P Committee had agreed in principle for funding but further sponsorship was required. The Preservation Trust, Bath & West Community, Wessex Water, the Area Board and the Colonel Llewellyn Palmer Educational Charity had been consulted and further discussion about this matter was on going.

It was proposed by Cllr Kay seconded by Cllr Lomax and with all in favour **RESOLVED** to approve £2000 from the E & P budget, (part funded) towards the supply and installation of 3 no. Water Fountains in the above locations.

The Chair asked the committee what their views were on creating a 'living wall' in the centre of town near the entrance to Lamb Yard; it was **agreed** in principle to start a feasibility study.

#### 46. Plastic Free

An email had been circulated by Climate Friendly and John Pearce gave a brief resume of the 'plastic-free' initiative, highlighting '10 top tips' with suggestions on how the Council and other businesses, who wished to take the pledge further could get involved. He reported that a Steering Group had initially been set up with Cllr Kay representing the Town Council.

He explained that 4 parts were required in order to meet the criteria for the 'Plastic-Free Accreditation'.

1. To set up a steering group with a Council Representative.
2. A minimum of 5 no businesses to sign up agreeing to provide 3no 'plastic-free' initiatives to action.
3. Allies – Need to engage organisations such as local churches, at least one school and a public space. He stated that St Margaret's Hall and St Laurence School had agreed to sign up to the pledge.
4. Need to hold 2 events – Stalls at the 'The Food of Love' event, and stalls at the BOATC Christmas Lights and at two Christmas Fayres Christ Church & Holt Primary School had been booked.

John further reported that a Spring Litter Pick was planned and also a film to be shown in St Margaret's Hall called 'Plastic Ocean'.

It was proposed by Cllr Kay seconded by Cllr Parker and with all in favour **RESOLVED** to cover the cost of hiring of St Margaret's Hall up to a limit of £300. It was **agreed** that John consult with the Hall Manager to arrange a suitable date and to discuss the licencing of the film.

#### 46. Grant Funding application for 3 trees in Church Acre.

This matter was deferred awaiting more information and a report from Cllr Lynch.

#### 47. Correspondence to note

It was noted that an email had been forwarded to the committee from a member of 'Woolley Friends' querying whether a new LEMP had been arranged with the Bellway Development on the Holt Road. The Chair responded in confirming that a response confirming the new LEMP had been received from Wiltshire Council and sent to the representative in September 2018.

The meeting closed at 8.15 p.m.

APPENDIX 1

QUESTION TIME OPEN TO THE PRESS AND PUBLIC

Attached report from BOATC Planning Consultant in reference to St Margaret's Car Park wall.

BRADFORD ON AVON TOWN COUNCIL  
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING  
 COMMITTEE MEETING ON TUESDAY 13<sup>TH</sup> NOVEMBER 2018

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/09946/FUL
Type of application	
Date to comment	23.11.18
Town Council meeting date	13.11.18
Case Officer	Kate Sullivan
Applicant	Miss C Nicolson
Address	75 Budbury Tynning, BA15 1QE
Description of work	Creation of vehicular access and parking & turning areas
Town Council recommendation	PERMIT - No objection in principle but need clarification from WC that they will assess: Width of drive, highway safety, adequate space for turning and protection of green areas for communities

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10014/TPO
Type of application	
Date to comment	16.11.18
Town Council meeting date	13.11.18
Case Officer	David Wyatt
Applicant	Mr Stanford
Address	Land west of Former BOA Hospital BA15 1FD
Description of work	T1 - Lawson Cypress - fell T2 - Sycamore tree - fell
Town Council recommendation	PERMIT - No objections but would like the trees to be replaced under the condition of TPO

Town Council reference	3
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	18/10156/TCA
Type of application	
Date to comment	17.11.18
Town Council meeting date	13.11.18
Case Officer	Sue Morgan
Applicant	GWR
Address	Railway Station, BA15 1DF
Description of work	Boundary Trees to be pruned back 1.5 from adjacent properties & railway buildings & endweight reduction of over extended laterals by 1.5m
Town Council recommendation	PERMIT - No objections

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Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10426/TPO
Type of application	
Date to comment	27.11.18
Town Council meeting date	13.11.18
Case Officer	David Wyatt
Applicant	Mrs Sharon Adams
Address	Wiltshire Heights, 16 Cottle Av. BA15 1FD
Description of work	Field Maple tree & Cherry tree & Hawthorn tree - cut back overhanging branches to edge of footpath
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10473/TCA
Type of application	
Date to comment	07.12.18
Town Council meeting date	13.11.18
Case Officer	Sue Morgan
Applicant	
Address	19 Tory, BA15 1NN
Description of work	T1 - Ash Tree - reduce by 3m
Town Council recommendation	PERMIT - No objections

## BRADFORD ON AVON WESTBURY GARDENS AND ST MARGARETS HALL CAR PARK

### Introduction

The wall between Westbury Gardens and the St Margarets Hall car park is the responsibility of Bradford on Avon Town Council and a recent inspection shows that repair is needed to the top of the wall and the coping. The wall is the last remains of an earlier outbuilding. It appears to have been lowered from its original height and is finished with a mortar capping.

The wall does form a significant visual barrier such that the views towards the town, including from the McKeever Bridge cannot be fully appreciated.

In undertaking repair the Town Council is seeking to improve the appearance of the area and considers that reducing the height is desirable. This would improve intervisibility and enhance appreciation of the townscape. The wall would be maintained a sufficient height to hide the vehicles and maintain the enclosure of the garden. It would however increase sunlight into what is at present a shaded area.

### Historical significance of the wall

The historic significance of the wall is as the remains of the commercial premises once owned by Charles Timbrell and related to the use of St Margarets Hall as a dye-house. Architecturally there are few sections of interest. The wall is a cartiage structure to Westbury House and Annex.

The decline of the cloth industry in Bradford on Avon in the late eighteenth and early nineteenth centuries was the left many buildings vacant or underused. As the demand for commercial premises further reduced in the 19<sup>th</sup> and 20<sup>th</sup> centuries the area was gradually cleared of buildings. In the 1960's remaining small buildings in the locality were cleared to form the car park and the new pedestrian bridge was built.

Today the only function of the wall is to separate the car park from Westbury Gardens.

St Margaret's Hall was built towards the end of the 18th century as a factory for dyeing wool and cloth. It was part of an acre of property owned by Charles Timbrell that also included Westbury House and its garden and St Margaret's House (now Timbrell's Yard).



Existing view of the wall



## Westbury Gardens



Westbury House is listed grade II\* Westbury House Annex, the War Memorial, the Water-Gate and the wall to St Margarets Street are all listed grade II.

The wall to the right of Westbury House Annex is the remaining part of what was once an outbuilding within the Dyeworks of Charles Timbrell.



This view towards the front of Westbury House and the War Memorial includes a longer view of the Church Tower and some of the hillside.



Westbury Gardens provides the setting to the Town Bridge and the Kingston Mill site – with wider views towards town centre.

The winter view looking towards the town bridge and lock-up





The view to the lock-up from within the garden



The Lamb Building and the wider townscape.

In the foreground the shadow of the wall.



From McKeever bridge the views towards the town bridge are largely blocked by the wall to the car park.

By comparison the removal of the wall to Timbrells Yard has much improved the setting and opened a view to the church.



And with a careful removal of a section of the wall the lock-up could be framed in the view.

For a clear view it would be necessary to remove one of the trees but this is not essential to the aim of reducing the impact of the wall as a visual barrier.

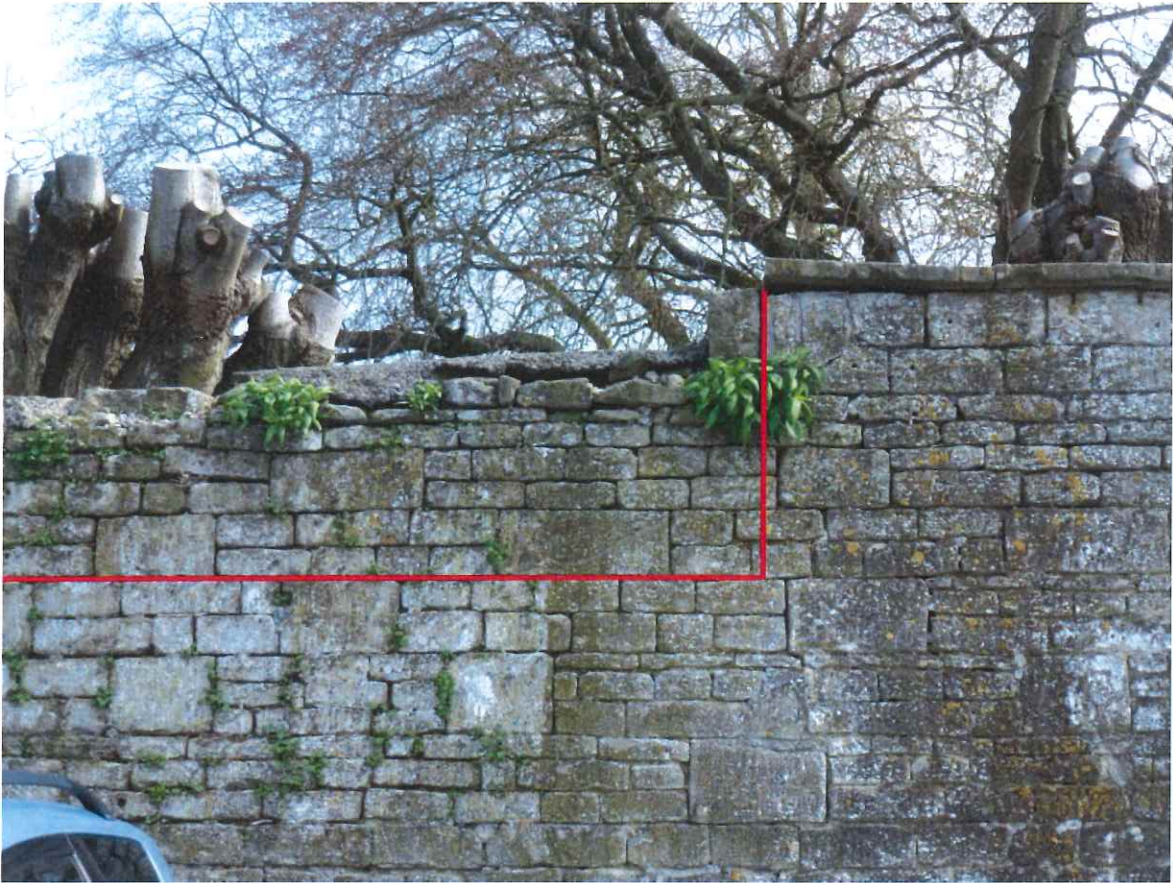
It would also be possible to improve pedestrian access from the car park to the gardens and on to the town centre.



Similarly the view towards the river from the McKeever Bridge could be significantly improved.



Wall as existing showing high level decay and broken coping



red line shows reduced height



November 2018