



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 27<sup>th</sup> November 2018 at 7.00 p.m

**Present:**

Cllr A Kay (Chairman)  
Cllr J Parker  
Cllr T Lomax  
Val Baker (Administrator)

**Members of the Public:**

Chris Beaver – Planning Consultant for Antony Best Dynamics (ABD)  
Matt Hubbard - ABD  
Rachel Berger (Climate Friendly) left the meeting at 7.40 p.m.  
Nigel Gerdes- Climate Friendly

**Apologies:** Cllr D Newton

48. **Declarations of interest**  
There were none.

49. **Minutes**

It was proposed by Cllr Lomax seconded by Cllr Parker and with all in favour **RESOLVED** that the minutes of the meeting held on the 13<sup>th</sup> November 2018 be approved as true record and signed by the Chairman.

50. **Correspondence relating to planning applications to be considered at this meeting**  
There was none.

51. **Planning Applications**

- (i) It was proposed by Cllr Lomax 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) There were no delegated recommendations were noted.

52. **Chairman's report**

Cllr Kay reported that the Area Board would be held in St Margaret's Hall on Wednesday 28<sup>th</sup> November at 7.00 p.m. the Bath Clean Air Zone 2000 being the main item on the agenda.

St Margaret Hall Solar Panels - Planning application 18/09667/PNSOL was discussed, reporting that the consultation period had now terminated and a copy of the DNO (Distribution Network Operator) approval was still awaited with a final decision for the planning application to be approved by Wiltshire Council.

She further reported that the 'Bradford on Avon Plastic Free' initiative was progressing well and that the group are having a stall at the Christmas Light Switch on – 30<sup>th</sup> November. She reported that she had approached the Bradford on Avon Rowing and Kayak Club to ask if they would be custodians of the river and to engage the group to becoming Plastic Free.

53. **Update on Water Fountain**

Cllr Kay reported that Wessex Water had agreed to pay £1500 towards the Water Fountains, the Preservation Trust had agreed to £1500 and with BOATC grant of £2000 the project expenditure of half the amount required was secured. A further discussion took place about possible locations for the proposed 3 no Water Fountains.

54. **Avoncliff Woods Purchase** - Cllr Kay reported that the Woodland Trust had discovered an untouched ancient woodland known locally as AvonCliff Woods which they hope to purchase. This is a 48-acre site of rambling pristine woodland located the other side of the Avoncliff Aquaduct, There is the added

bonus to purchase an extra 26 acres of land to plant new native trees that would act as a 'buffer zone' to protect the wildlife that lives there. Leaflets were circulated to members about this unique area. She reported that a proposal form had been prepared by Bradford on Avon Town Council to support this project in some small way. It was proposed by Cllr Kay seconded by Cllr Lomax and with all in favour **RESOLVED** to award £250 towards this project, to be ratified at Full Council.

55. To note the new Town & Countryside Voice Magazine  
Editions of this publication was noted.

The meeting closed at 8.15 p.m.

## APPENDIX 1

### QUESTION TIME OPEN TO THE PRESS AND PUBLIC

Chris Beaver (ABD Architect) explained that Planning Permission had already been granted for OUTLINED planning application and that the REM Planning application submitted was to finalise drainage, landscaping and drainage.

Matt Hubbard said this high quality build was required to enable further growth of ABD, providing a new light manufacturing space within the build and additional space for its existing 173 staff and future employment opportunities. He explained that the new build would be of similar height to its 'sister' building on the south side of the Holt Road, with the provision of soft landscaping within the area.

Nigle Gerdes asked that 3 no areas of observation should be considered under terms of being 'Good neighbourly'

1. To consider the light pollution of the building – so as not to render the bat corridor as ineffective.
2. The build should be sustainable – i.e. (Build should meet the 2025 - 0% emission criteria). It was **agreed** that information about St Margaret's' Hall Photovoltaics and the output capacity be forwarded to ABD for information.
3. Lack of pollution – provide more electronic vehicle charging points in addition to the 7 no already planned for the site. Nigel pointed out that there is a Government Grant available to administer this facility. He also asked if there was the potential to collect and recycle rainwater from the roof of the building for the provision of watering of vegetation during the summer months in this area.

BRADFORD ON AVON TOWN COUNCIL  
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING  
 COMMITTEE MEETING ON TUESDAY 27<sup>th</sup> NOVEMBER 2018

Town Council reference 1  
 Ward BRADFORD ON AVON SOUTH  
 Planning Application Number 18/09657/ADV  
 Type of application ADV  
 Date to comment 14.12.18  
 Town Council meeting date 27.11.18  
 Case Officer Kate Sullivan  
 Applicant Mr & Mrs G Revill  
 Address 29 Market Street, BA15 1LL  
 Description of work One sign for The Stumble Inn and one sign for the Bradford on Avon Social & Snooker Club  
 Town Council recommendation PERMIT - BOATC approve in principal but require more information about the size of the signs, details of materials and lettering/graphics & the material uses should be painted timber. The design of hanging brackets and proposed lighting.

Town Council reference 2  
 Ward BRADFORD ON AVON SOUTH  
 Planning Application Number 10358/LBC  
 Type of application LBC  
 Date to comment 14.12.18  
 Town Council meeting date 27.11.18  
 Case Officer Kate Sullivan  
 Applicant Mr & Mrs G Revill  
 Address 29 Market Street, BA15 1LL  
 Description of work One sign for The Stumble Inn and one sign for the Bradford on Avon Social & Snooker Club  
 Town Council recommendation PERMIT - BOATC approve in principal but require more information about the size of the signs, details of materials and lettering/graphics & the material uses should be painted timber. The design of hanging brackets and proposed lighting.

Town Council reference 3  
 Ward BRADFORD ON AVON SOUTH  
 Planning Application Number 18/10498/FUL  
 Type of application FUL  
 Date to comment 12.12.18  
 Town Council meeting date 27.11.18  
 Case Officer Verity Giles-Franklin  
 Applicant Mr Felix Flaxman  
 Address 45 Greenland Mills, BA15 1BL  
 Description of work Proposed single Storey rear extension  
 Town Council recommendation REFUSE - BOATC consider this to be too large, and out of character with this pleasant terrace development. Apparent lack of consultation with neighbours about the application and a potential negative impact on the drainage need to be addressed.

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Town Council reference	4
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	18/10902/TCA
Type of application	TCA
Date to comment	08.12.18
Town Council meeting date	27.11.18
Case Officer	Sue Morgan
Applicant	Mr Steven Parker
Address	Wiltshire Police & Fire Station, BA15 1DF
Description of work	T1- Group of Sycamore trees - fell T2- Sycamore tree - crown raise to 4m
Town Council recommendation	REFUSE - Incomplete form; resulting in Insufficient reasoning for felling the T1 trees.
Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10049/FUL
Type of application	FUL
Date to comment	14.12.18
Town Council meeting date	27.11.18
Case Officer	Kate Sullivan
Applicant	Mr Leo Forster
Address	19 Tory, BA15 1NN
Description of work	Internal installations and installation of new roof lights and new back door
Town Council recommendation	REFUSE - BOATC see no problem with the use of roof lights on the north side but not on the front (south side) which are on the hillside slope, since the production of the conservation area assessment in 2001, such proposals have been resisted because of the visual damage to the character of the town.
Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10180/LBC
Type of application	LBC
Date to comment	14.12.18
Town Council meeting date	27.11.18
Case Officer	Russell Brown
Applicant	Mr Leo Forster
Address	19 Tory BA15 1NN
Description of work	Internal installations and installation of new roof lights and new back door
Town Council recommendation	REFUSE - BOATC see no problem with the use of roof lights on the north side but not on the front (south side) which are on the hillside slope, since the production of the conservation area assessment in 2001, such proposals have been resisted because of the visual damage to the character of the town.

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING  
COMMITTEE MEETING ON TUESDAY 27<sup>th</sup> NOVEMBER 2018

Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10426/TPO
Type of application	TPO
Date to comment	27.11.18
Town Council meeting date	27.11.18
Case Officer	David Wyatt
Applicant	Mrs Sharon Adams
Address	Wiltshire Heights Care Home 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	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10473/TCA
Type of application	TCA
Date to comment	27.11.18
Town Council meeting date	27.11.18
Case Officer	Sue Morgan
Applicant	Mr Leo Forster
Address	19 Tory BA15 1NN
Description of work	T1- Ash Tree - reduce by 3m
Town Council recommendation	PERMIT - No objections

Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10573/TPO
Type of application	TPO
Date to comment	30.11.18
Town Council meeting date	27.11.18
Case Officer	David Wyatt
Applicant	Mr M Field
Address	17 Priory Park, BA15 1QU
Description of work	10% Pruning of trees to manage overhang to house and road, Sycamore/Silver Birch x 2
Town Council recommendation	PERMIT - No objections but if there is any access from the road is required then WC need to manage traffic.

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Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/10292/REM
Type of application	REM
Date to comment	21.12.18
Town Council meeting date	27.11.18
Case Officer	Eileen Medlin
Applicant	Antony Best Dynamics Ltd
Address	Land North of Holt Rd BA15 1GB
Description of work	Reserved matters application following 14/07689/OUT for the erection of a new factory (Class B1) and associated works
Town Council recommendation	PERMIT - Planning permission already granted because this planning application is RESERVED MATTERS and is effectively filling in the details - ie services etc. Questions of sustainability and environment have been addressed. The style and height of the new building is in keeping with its 'sister' building across the road.