

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 30TH JANUARY 2019

Town Council reference 1
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 18/11070/LBC
 Type of application LBC
 Date to comment 01.02.19
 Town Council meeting date 30.01.19
 Case Officer Jemma Foster
 Applicant QDOS Homes Ltd
 Address 17 & 18 Market Street BA15 1LL
 Description of work Alteration to create 2 flats
 Town Council recommendation APPROVE: The scheme to improve this part of the street is welcome but a condition should be imposed to ensure that the shopfronts and in particular the fascias, are enhanced but with the remaining historic features maintained. This is necessary to preserve and enhance the character of the conservation area.

Town Council reference 2
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 18/10684/FUL
 Type of application FUL
 Date to comment 01.02.19
 Town Council meeting date 30.01.19
 Case Officer Jemma Foster
 Applicant QDOS Homes Ltd
 Address 17 & 18 Market Street BA15 1LL
 Description of work Alteration to create 2 flats to include change of use (C3) and change of use to ground floor to allow office use (B1,A1 and A2)
 Town Council recommendation APPROVE: The scheme to improve this part of the street is welcome but a condition should be imposed to ensure that the shopfronts and in particular the fascias, are enhanced but with the remaining historic features maintained. This is necessary to preserve and enhance the character of the conservation area.

Town Council reference 3
 Ward BRADFORD ON NORTH
 Planning Application Number 18/11554/FUL
 Type of application FUL
 Date to comment 01.02.19
 Town Council meeting date 30.01.19
 Case Officer Jemma Foster
 Applicant Dajam Ltd - Mike Burbidge
 Address 54 Winsley Road, BA15 1NU
 Description of work Demolition of existing dwelling and garage, construction of 3 new dwellings with garages and parking, and associated works
 Town Council recommendation APPROVE: No objection but request that that the timber fencing to the boundary with number 56 Winsley Road is replaced by a 1.8m stone wall to protect the amenity of the occupants of that house. Also that consideration is given to a minor realignment of the front boundary wall to plot 1 to improve pedestrian safety

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Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/11641/FUL
Type of application	FUL
Date to comment	16.01.19
Town Council meeting date	30.01.19
Case Officer	Steve Vellance
Applicant	Mrs E Reader
Address	66 Priory Close, BA15 1QZ
Description of work	New house and garage extension
Town Council recommendation	REFUSE: The proposal is not in accordance with policy H1 of the Neighbourhood plan or the requirements for good design set out in the NPPF and the Wiltshire Core Strategy.

Further Commentary: Proposals for infill development will be supported where they make a positive contribution to the town and are in keeping with their surroundings. Proposals for development within existing residential curtilages will be required to

- 1 - complement the scale and development pattern of the locality in which they are sited,
- 2 - demonstrate that vehicular access and parking are adequate, safe and convenient,
- 3 - provide private amenity space for existing and new dwellings,
- 4 - not adversely affect the amenity of neighbouring properties,
- 5 - ensure that adequate garden space to existing dwellings is retained in relation to setting and amenity.

This application fails in all respects, except access and parking, and should be refused.

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/11669/FUL
Type of application	FUL
Date to comment	17.01.19
Town Council meeting date	30.01.19
Case Officer	Matthew Perks
Applicant	Mr & Mrs Arnold
Address	23 Churches, BA15 1RD
Description of work	Single Storey extension to the front of the house to provide additional living space
Town Council recommendation	OK: No comment

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Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/11714/FUL
Type of application	FUL
Date to comment	31.01.19
Town Council meeting date	30.01.19
Case Officer	Steven Sims
Applicant	Mr J Court
Address	43 Huntingdon Rise, BA15 1RJ
Description of work	Proposed front porch and first floor rear extension.
Town Council recommendation	OK: No comment

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Town Council reference	7
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	18/11930/TCA
Type of application	TCA
Date to comment	22.01.19 requested an extension confirmed ok to extend
Town Council meeting date	30.01.19
Case Officer	Sue Morgan
Applicant	Mr Colin Johns
Address	27 St Margaret's St, BA15 1DN
Description of work	Box Elder tree - crown 25%, White Mulberry tree - crown reduce 25%
Town Council recommendation	OK: No comment

Town Council reference	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/12110/FUL
Type of application	FUL
Date to comment	05.02.19
Town Council meeting date	30.01.19
Case Officer	Steven Sims
Applicant	Mr & Mrs J Pigott
Address	4A Regents Place, BA15 1ED
Description of work	Conversion of stone outbuilding to form a unit of accommodation
Town Council recommendation	REFUSE: No objection <i>in principle</i> to the re-use/replacement of the outbuilding but request that further consideration is given to the design and choice of materials to be more in keeping with the character of the conservation area. Any consent should be subject to a condition that the outbuilding can only be use as ancillary to the main house and not as a separate dwelling.

Further commentary: The application lacks detail but on the basis of the information submitted it is difficult to determine how much of the existing structure can reasonably be used without substantial rebuilding. The proposed residential use is acceptable provided that this is only as ancillary to number 4a and not as a separate dwelling. The overall design, window proportion and use of materials should be improved to better relate to the character of the conservation area and improve the relationship between the outbuilding and the main house. Access and parking are as existing but with little manoeuvring space.

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Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/11671/LBC
Type of application	LBC
Date to comment	14.02.19
Town Council meeting date	30.01.19
Case Officer	Russell Brown
Applicant	Mr Charlie Scott
Address	35 Tory BA15 1NN
Description of work	Replacement of C20th spiral staircase. New window in former opening to rear of property.
Town Council recommendation	APPROVE: No objection but suggest that the proposed rear window should be recessed from the face of the wall with a stone cill as is commonly found in listed buildings Bradford on Avon.

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Town Council reference	10
Ward	BRADORD ON AVON SOUTH
Planning Application Number	18/11865/FUL
Type of application	FUL
Date to comment	14.02.19
Town Council meeting date	30.01.19
Case Officer	Kate Sullivan
Applicant	Tim & Liz Bownesss and Dover
Address	10 Middle Rank, BA15 1NL
Description of work	Internal ground floor and second floor alterations, reconstruction and extension of outbuilding.
Town Council recommendation	APPROVE: No objection but suggest that roof-lights to the rear should be smaller and of a more traditional vertical proportion.

Town Council reference	11
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00317/LBC
Type of application	LBC
Date to comment	14.02.19
Town Council meeting date	30.01.19
Case Officer	Kate Sullivan
Applicant	Tim & Liz Bownesss and Dover
Address	10 Middle Rank, BA15 1NL
Description of work	Internal ground floor and second floor alterations, reconstruction and extension of outbuilding.
Town Council recommendation	APPROVE: No objection but suggest that roof-lights to the rear should be smaller and of a more traditional vertical proportion.

Town Council reference	12
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00413/TCA
Type of application	TCA
Date to comment	05.02.19
Town Council meeting date	30.01.19
Case Officer	Sue Morgan
Applicant	Mrs E McComish
Address	12 Bearfield Buildings, BA15 1RP
Description of work	3 small unspecified trees to be removed
Town Council recommendation	OK: No comment

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Town Council reference	13
Ward	BRADFORD ON AVON NORTH
Planning Application Number	18/11883/FUL
Type of application	FUL
Date to comment	04.02.19
Town Council meeting date	30.01.19
Case Officer	Steve Vellance
Applicant	Mr & Mrs Hearn
Address	15 Magnon Road, BA15 1PU
Description of work	Two Storey side extension
Town Council recommendation	OK: No comment

Town Council reference	14
Ward	BRADFORD ON AVON
Planning Application Number	18/11808/FUL
Type of application	FUL
Date to comment	04.02.19
Town Council meeting date	30.01.19
Case Officer	Verity Giles-Franklin
Applicant	Mr & Mrs Sonny Masero
Address	12 Wine Street, BA15 1NS
Description of work	Proposed rearrangement of existing garage to form games room to ground floor & office area to first floor & reconstruction of existing roof to porch.

Town Council recommendation REFUSE: The proposed extension is too large, too high and the design and choice of materials are unrelated to the main house and the setting whilst making no positive contribution. The scheme is intrusive and fails to preserve or enhance the character of the conservation area.

The existing house is close to the rear boundary and the proposal seriously and adversely affects the amenity of nearby properties in Sandy Leaze which are at a lower level. This applies especially to number 14 where the degree of overlooking is exacerbated by the terrace at first floor level. The Town Council fully supports the detailed objection from the occupant of number 14.

Additional commentary: Number 12 is in a prominent position in the conservation area towards the top end of Wine Street where there are a number of 20th century buildings.

The impact of the proposed extension on the existing building and on the street scene is considerable because of the size of the extension, its unrelated design and choice of materials. This is emphasised by the position of the existing house on the hillside. Reference to the use of similar materials elsewhere is irrelevant, the issue is whether the design and materials are suitable for this location and the conclusion is that they are not. The scheme fails to preserve or enhance the character of the conservation area.

There is a valid objection from the neighbour at 14 Sandy Leaze that fully explains the unacceptable level of intrusion that would be imposed. This is exacerbated by the proposed terrace at first floor level. The existing open parking area in front of the garage is visually unattractive and could be improved to advantage.

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Town Council reference	15
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00463/TPO
Type of application	TPO
Date to comment	06.02.19
Town Council meeting date	30.01.19
Case Officer	David Wyatt
Applicant	Mr R Moulson
Address	Land to SE of Well Path, BA15 1NN
Description of work	Sycamore Tree - Reduce height to max 30% area also to be cleared & tree re-shaped
Town Council recommendation	OK: No comment

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Town Council reference	16
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00461/TPO
Type of application	TPO
Date to comment	06.02.19
Town Council meeting date	30.01.19
Case Officer	David Wyatt
Applicant	Mr R Moulson
Address	Land to SE of Well Path, BA15 1NN
Description of work	Reduce height of Yew Tree by 40% & reduce branches that impact on access
Town Council recommendation	OK: No comment

Town Council reference	17
Ward	BRADFORD ON NORTH
Planning Application Number	19/00475/TCA
Type of application	TPO
Date to comment	07.02.19
Town Council meeting date	30.01.19
Case Officer	Beverly Griffin
Applicant	Mrs Forrester-Jones
Address	14 Tory, BA15 1NN
Description of work	T1 - Birch - Reduce by 3.5 - 4 metres
Town Council recommendation	OK: No comment

Town Council reference	18
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00500/TCA
Type of application	TCA
Date to comment	08.02.19
Town Council meeting date	30.01.19
Case Officer	Beverly Griffin
Applicant	Mr Bowen
Address	10 Crown Court, BA15 1BG
Description of work	Section Fell Apple tree
Town Council recommendation	OK: No comment

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Town Council reference	19
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00501/TCA
Type of application	TCA
Date to comment	08.02.19
Town Council meeting date	30.01.19
Case Officer	Beverly Griffin
Applicant	Mr Bowen
Address	10 Crown Court, BA15 1BG
Description of work	Section fell Acer tree to clear pathway and make way for new planting
Town Council recommendation	OK: No comment

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