



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 Wednesday 13th February 2019 at 7.00 p.m

Present:

Cllr A Kay (Chairman)
Cllr S McNeill-Ritchie (Substitute for Cllr D Newton)
Cllr M Roberts (Substitute for Cllr J Parker)
Val Baker (Administrator)

Members of the Public:

Rachel Berger - Climate Friendly
John Pearce – Bradford on Avon Plastic free
Gerald Milward-Oliver – Bradford on Avon Business

65. Apologies: Cllr D Newton, Cllr Parker, Cllr Garwood and Cllr T Lomax

66. Declarations of interest

There were none.

67. Minutes

It was proposed by Cllr Kay seconded by Cllr McNeill-Ritchie with all in favour **RESOLVED** to defer approving the minutes of the meeting held on the 9th January 2019 and the delegated minutes of meeting for the 30th January 2019 until Cllrs Garwood and Newton could approve these, as Cllrs McNeill- Ritchie and Roberts were not present at these meetings.

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

A letter addressed to Cllr D Newton from J Gazzard concerning the planning application 19/00798/FUL 30 Church Street was noted.

69. Planning Applications

- (i) It was proposed by Cllr McNeill seconded by Cllr Roberts and with all in favour **RESOLVED:** to forward the planning recommendations on the attached sheet to be sent to Wiltshire Council.
- (ii) Delegated Decisions – There were none.

70. Chairman's report

Cllr Kay reported that the Solar Panel installation was now completed and the unveiling of the Public Monitor would be celebrated at the forthcoming Solar Panel Party on Sunday March 3rd at 2.30 where all are welcome.

Plastic Free - The 'Plastic Free' initiative was progressing well and a continued response from businesses and groups becoming engaged with this important issue was encouraging. An article was planned for this next quarterly BOATC Newsletter. The screen showing of the Plastic Ocean film generated more support from members of public. A 'Spring Clean-up' and other events planned along the river was planned on March 24th at 2.00 and 13th April as part of the Keep Britain Tidy. John Pearce commented that in order to gain accreditation two events were needed to qualify 1. a showing of the 'Plastic Ocean' Film and 2. an organised Litter pick had been arranged. It was that envisaged that accreditation would be acquired in early April.

Water Fountains – Cllr Kay reported that over £8,000 sponsorship had been secured towards the 3 Water Fountains planned for the town. She had been in contact with some Poets who had produced three poems to be inscribed separately on each of the units. Talks had taken place with WC Conservation Officer for a suitable location for the Community Fridge. Repair and possible reduction in

height of St Margaret's Wall had also been discussed with the Conservation Officer. A more detailed plan of the works with quotes was in hand.

Council divisional boundaries for Wiltshire consultation had little affect Bradford on Avon. Wine Street and Wine Street terrace which was originally in the South Ward will now be included in North Ward and there would be no changes to the Green Belt.

Trowbridge NP: Cllr Kay reported that Trowbridge Town Council are starting their process of the Neighbourhood Plan, and a meeting will be held on 19th February to discuss the Wiltshire Core Strategy requirements for Trowbridge. It was envisaged that housing growth in Trowbridge may have implications for increased traffic in Bradford on Avon. Cllr Kay will attend the meeting with the Planning Consultant and report back to this committee.

Lastly she reported that with the help of generous donations from various groups including Bradford on Avon Town Council, Avoncliff Woods, owned by the Woodland Trust, was now secured.

It was noted that a letter had been sent to Wiltshire Council Planning concerning Planning application 18/03816/WCM , ATT gasification incinerator at Northacre, Westbury (as attached to minutes).

71. Wiltshire Community led Housing Project – an in depth discussion took place. In principle Bradford on Avon were supportive but did not have the investment nor the property and Councillors felt that the information received about this project seemed to air on the 'facilitation' aspect of this initiative rather than actually assisting or providing of funds/land. Cllr McNeill-Ritchie suggested that rather than just 'note' this initiative more information was required and suggested that if this matter was to proceed then hard evidence should be gathered and only then should it be referred to Full Council for consideration. Cllr Roberts offered to make further enquiries with WC and to inform the Chair in the next week or so.

72. Climate Friendly

John Pearce reported that to date 15 Councils had declared a 'Climate Emergency' and there was now a real sense of urgency to raise awareness, adding that this was probably the biggest challenge of our generation. Bristol City Council had adopted a 'motion' which had been adapted for Bradford on Avon Town Council, this was circulated at the meeting. John gave an informative presentation, highlighting alarming statistics with regards to the implications of global warming which suggests that if the current trend of increased temperatures, likely to exceed by a 2% increase during the next 12 years, this would involve 1½ billion people being displaced due to climate change.

The criteria as listed on the motion was noted and Cllrs discussed the practicalities and the motion points that could realistically be achieved by the Council. It was proposed by Cllr Kay seconded by Cllr McNeill-Ritchie and **RESOLVED** that a revised action list to support the motion be produced and referred to Full Council for approval. John thanked the committee for their support.

The meeting closed at 8.15 p.m.

APPENDIX 1

QUESTION TIME OPEN TO THE PRESS AND PUBLIC

Gerald Milward- Oliver wished to put on record how pleased he thought the Town Council should be now that 'Team Eleven' are moving their Advertising Agency business to the former Lloyds Bank in Church Street. He said that this provided further proof of the increased demand required for office space in Bradford on Avon and BOA Business look forward to working with the Town Council to encourage further growth in this area.

Bradford on Avon Town Council

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Dear Wiltshire Council Planning

Planning Application 18/03816/WCM, ATT gasification incinerator at Northacre, Westbury

As a planning concern, being out of parish, means it is difficult for BOATC to have any influence. We recognise that it is large and not aesthetic, but the real question to us, is in its function. The environmental impact is complex and needs significant expertise and research. Bradford on Avon residents are concerned about this development which has clearly regional, if not national significance.

We understand that as a reduction in waste going to Land Fill and generating power, this could be beneficial. The best action is to reduce and eliminate, but we do recognise that there is so much waste already in the World, that other solutions are imperative in parallel. However, there are many caveats and it is uncertain that the net benefit is viable:

1. Is this the best way to reduce landfill?
2. Are recent advances in plastic recycling sufficient in volume and efficiency to replace the ATT process with immediate effect?
3. Can we be sure that emissions controls are sufficiently robust and that the local authorities are adequately equipped and staffed to enforce and maintain these standards?
4. Can we be sure that the developer/operator will manage this plant efficiently and maintain these high standards?
5. Can we be assured that the government will maintain high standards, even after Brexit?
6. Same questions apply for the appropriate solid residue disposal;
7. What waste stream for input?
 - a. Is it to be from Wiltshire only, so that long haul waste stream is limited?
 - b. Is there any plan to *import* waste supply?
 - c. Is waste to be primarily Industrial or domestic?
 - d. Is it intended for use for currently unrecyclable waste only?
8. Whatever the waste stream, has the inevitable increased haulage been considered with respect to the impact on traffic congestion and infrastructure across the region, as well as the net air quality impact?
9. Is the life of the plant tied-in with overall intent to 'reduce and recycle' targets;
10. Are the economics of the energy generation appropriately balanced with the overall environmental prerogatives, including CO₂ including fuel and emissions related to transport of waste stream?

Bradford on Avon environment & Planning Committee cannot support this application, based on lack of satisfactory assurances to these issues and the potential impact on Bradford on Avon and the surrounding area, therefore we recommend refusal.

Yours sincerely

Clr Alex Kay, Chair - BOATC Environment & Planning Committee



Town Clerk and Responsible Financial Officer Sandra H Bartlett BA. CertHE

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 13th FEBRUARY 2019

Town Council reference 1
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 19/00359/FUL
 Type of application FUL
 Date to comment 15.02.19
 Town Council meeting date 13.02.19
 Case Officer Kate Sullivan
 Applicant Mr Mrs S Milne
 Address 61 Winsley Road, BA15 1NX
 Description of work Single and two storey rear elevation
 Town Council recommendation PERMIT - No objections - The TC recognises that there are limited grounds for objection but considers that the use of timber cladding is excessive. Accordingly the Council considers that the overall design should be improved to be more in keeping with the host building before the scheme is approved.

Town Council reference 2
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 19/00368/LBC
 Type of application LBC
 Date to comment 15.02.19
 Town Council meeting date 13.02.19
 Case Officer Russell Brown
 Applicant Mr David Dally
 Address 5 St Margaret's St BA15 1DA
 Description of work Reinstatement of timber panelling unlawfully removed from ground floor front room and removal of unfinished stud partitions from ground floor front rooms.
 Town Council recommendation APPROVE - No Objection - This is an application for the reinstatement of the timber panelling to the ground floor front room that was removed without permission at the end of the year. The application is extremely detailed and highly complex.

Town Council reference 3
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 19/00253/FUL
 Type of application FUL
 Date to comment 19.02.19
 Town Council meeting date 13.02.19
 Case Officer Verity Giles-Franklin
 Applicant Mr D Sheppard
 Address 13 Follyfield, BA15 1XA
 Description of work Extension to room above garage, by raising the roof to general roof level
 Town Council recommendation APPROVE - No objections.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 13th FEBRUARY 2019

Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00307/FUL
Type of application	FUL
Date to comment	01.03.19
Town Council meeting date	13.02.19
Case Officer	Steven Sims
Applicant	Mr & Mrs E Croston
Address	55a Frome Road BA15 1LA
Description of work	Proposed change of use existing office (B1) into a 1 bed residential property (C3)
Town Council recommendation	REFUSE – See attached comments

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00648/LBC
Type of application	LBC
Date to comment	01.03.19
Town Council meeting date	13.02.19
Case Officer	Steven Sims
Applicant	Mr & Mrs E Croston
Address	55a Frome Road BA15 1LA
Description of work	Internal alterations to allow proposed change of use existing office (B1) into a one bedroom residential property (C3)
Town Council recommendation	REFUSE – See attached comments

Town Council reference	6
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/00765/TCA
Type of application	TCA
Date to comment	22.02.19
Town Council meeting date	13.02.19
Case Officer	Beverly Griffin
Applicant	Mrs Nash
Address	30 Trowbridge Rd, BA15 1EP
Description of work	Ash Tree - Reduce by 6m
Town Council recommendation	PERMIT - No Objection

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 13th FEBRUARY 2019

Town Council reference	7
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/00772/TCA
Type of application	TCA
Date to comment	15.02.19
Town Council meeting date	13.02.19
Case Officer	Sue Morgan
Applicant	Bradford on Avon Preservation Trust
Address	Victory Fields, Bradford on Avon
Description of work	Beech Tree- Reduce in weight of four of the lowest lateral branches on the western side of the crown (overhanging the Hens Orchard) by up to 4m to suitable growth points.
Town Council recommendation	PERMIT - No objection

Town Council reference	8
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/00879/FUL
Type of application	FUL
Date to comment	26.02.19
Town Council meeting date	13.02.19
Case Officer	Steve Vellance
Applicant	Mr & Mrs Taylor
Address	The Crest, Coronation Ave, A15 1AX
Description of work	Rear Dormer window
Town Council recommendation	PERMIT - No Objection.

Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00978/FUL
Type of application	FUL
Date to comment	28.02.19
Town Council meeting date	13.02.19
Case Officer	Kate Sullivan
Applicant	Mr Martin Andrews
Address	106 Trowbridge Road, BA15 1EN
Description of work	Proposed single storey rear extension with flat roof, incorporating a raised roof window. Bifold doors leading onto the garden. Proposed loft extension including dormer window to the rear and two Velux roof windows.
Town Council recommendation	PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 13th FEBRUARY 2019

Town Council reference 10
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 19/01013/TCA
 Type of application TCA
 Date to comment 21.02.19
 Town Council meeting date 13.02.19
 Case Officer Sue Morgan
 Applicant Ms N Flynn
 Address 81 Woolley Street, BA15 1AL
 Description of work T1 - Birch Tree - reduce by 3m and reshape
 Town Council recommendation PERMIT - No objection

Town Council reference 11
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 19/00798/FUL
 Type of application FUL
 Date to comment 01.03.19
 Town Council meeting date 13.02.19
 Case Officer Steve Vellance
 Applicant
 Address 30 Church Street BA15 1LN
 Description of work External works comprising: installations of windows to front elevation in lieu of ATM. Alteration of rear window to door; 2 replacement rear windows; one new rear window; formation of rear external decking area; and replacement of condenser units
 Town Council recommendation PERMIT - No objection - The Town Council is pleased to see that the building is to be retained for employment use. The TC request that details of the hanging sign and especially the bracket, be re-considered to a design more in keeping with the listed building.

Town Council reference 12
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 19/00808/ADV
 Type of application ADV
 Date to comment 01.03.19
 Town Council meeting date 13.02.19
 Case Officer Steve Vellance
 Applicant
 Address 30 Church Street BA15 1LN
 Description of work Erection of projecting sign to front (south) elevation
 Town Council recommendation PERMIT - No objection - The Town Council is please to see that the building is to be retained for employment use. The TC request that details of the hanging sign and especially the bracket, be re-considered to a design more in keeping with the listed building.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 13th FEBRUARY 2019

Town Council reference	13
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/00929/LBC
Type of application	LBC
Date to comment	01.03.19
Town Council meeting date	13.02.19
Case Officer	Steve Vellance
Applicant	
Address	30 Church Street BA15 1LN
Description of work	Internal and external alterations associated with change of use from bank (class B1) and erection of hanging sign
Town Council recommendation	PERMIT - No objection - The Town Council is please to see that the building is to be retained for employment use. The TC request that details of the hanging sign and especially the bracket, be re-considered to a design more in keeping with the listed building.

PLANNING APPLICATION 19/00307/FUL and 19/00648/LBC – 55a Frome Road BA15 1LA

Bradford on Avon Town's Council' recommendations

It is up to Wiltshire Council to decide whether the building at 30 m² is too small to accommodate a dwelling and the space even for a single occupancy is well below the Governments minimum recommendation of 37 m². In addition, the property is located on the main road and between the Three Horseshoes Public House and the Fish and Chip café where the level of activity and disturbance would be intrusive. There is no outside space and the accommodation provided would be seriously sub-standard.

This is also related to the yet undecided Station Approach Development – 18/11313/FUL