

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

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/05905/LBC
Type of application	LBC
Date to comment	23.08.19
Town Council meeting date	13.08.19
Case Officer	David Cox
Applicant	Mr & Mrs Harling
Address	6 Church Street BA15 1LN
Description of work	Proposed conversion of existing office space to residential one bedroom dwelling
Town Council recommendation	REFUSE - See attached sheet for comments

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/06928/FUL
Type of application	FUL
Date to comment	23.08.19
Town Council meeting date	13.08.19
Case Officer	David Cox
Applicant	Mr & Mrs Harling
Address	6 Church Street BA15 1LN
Description of work	Proposed conversion of existing office space to residential one bedroom dwelling
Town Council recommendation	REFUSE - See attached sheet for comments

Town Council reference	3
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/06618/FUL
Type of application	FUL
Date to comment	15.08.19
Town Council meeting date	13.08.19
Case Officer	David Cox
Applicant	Mr J Turner
Address	22 Palariet Close, BA1 5US
Description of work	Erection of Timber Summerhouse I Garden of property (retrospective)
Town Council recommendation	PERMIT -

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Town Council reference 4
Ward BRADFORD ON AVON
Planning Application Number 19/06785/ADV
Type of application ADV
Date to comment 23.08.19
Town Council meeting date 13.08.19
Case Officer Carla Rose
Applicant Agent - Dignity PLC Mr Stuart Small (Freeths LLP)
Address Funeral Directors, 2 Bull Pit, BA15 1NB
Description of work 1 no. illuminated Fascia sign, 3 no. Non illuminated wall mounted signs and 1 no illuminated projecting sign
Town Council recommendation PERMIT -

Town Council reference 5
Ward BRADFORD ON AVON NORTH
Planning Application Number 19/06892/TCA
Type of application TCA
Date to comment 14.08.19
Town Council meeting date 13.08.19
Case Officer Sue Morgan
Applicant Nicola Steadman
Address Fitzmaurice Primary School, Frome Rd BA15 1LE
Description of work Crown Lift Silver Birch to 5 mtrs from ground level and reduce height by 3 mtrs, T4 remove dead tree from grp (TG2), reduce height of Ash by 4 mtrs and laterally by 2 mtrs (T39). Remove branch with lesion from ash (T53), reduce 4 branches on Poplar (T56)
Town Council recommendation PERMIT -

Town Council reference 6
Ward BRADFORD ON AVON NORTH
Planning Application Number 19/06796/FUL
Type of application FUL
Date to comment 20.08.19
Town Council meeting date 13.08.19
Case Officer Steve Vellance
Applicant Mr P Carder
Address 10 New Road, BA15 1AR
Description of work Demolition of existing side extension & erection of proposed single side storey extension & outbuilding.
Town Council recommendation PERMIT -

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Town Council reference 7
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 19/06547/LBC
 Type of application LBC
 Date to comment 23.08.19
 Town Council meeting date 13.08.19
 Case Officer Russell Brown
 Applicant Mr J Salkeld
 Address Coppice House, 21 Coppice Hill BA15 1JT
 Description of work Installation of garage doors and opening up & modification of existing blocked up window to form doorway
 Town Council recommendation PERMIT - No objection in principle but subject to redesign of the new doors in timber would be more appropriate for the setting in a Conservation area, especially for the rear door which is visible from Whiteheads Lane.

Town Council reference 8
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 1906380/FUL
 Type of application FUL
 Date to comment 20.08.19
 Town Council meeting date 13.08.19
 Case Officer Steve Vellance
 Applicant St Laurence School
 Address St Laurence School, BA15 1DZ
 Description of work Installation of mechanical ventilation plant within the roof space of Fitzmaurice Block. 2 no. new louvre penetrations to external elevations. Installation of 1 no. air conditioning unit on flat roof.
 Town Council recommendation PERMIT -

Town Council reference 9
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 19/7082/TCA
 Type of application TCA
 Date to comment 14.08.19
 Town Council meeting date 13.08.19
 Case Officer Sue Morgan
 Applicant Mr B Elliot
 Address The Granary, Pound Lane, BA15 1LF
 Description of work Sycamore to be removed.
 Town Council recommendation PERMIT -

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Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/06937/FUL
Type of application	FUL
Date to comment	21.08.19
Town Council meeting date	13.08.19
Case Officer	Steve Vellance
Applicant	Mrs E Reeder
Address	66 Priory Close, BA15 1QZ
Description of work	New House and garage extension
Town Council recommendation	REFUSE - Refuse for the reasons set out in a previous application 18/11641/FUL

Town Council reference	11
Ward	BRADFORD ON AVON
Planning Application Number	19/07031/FUL
Type of application	FUL
Date to comment	23.08.19
Town Council meeting date	13.08.19
Case Officer	Selina Parker-Miles
Applicant	Mr A Kelliher
Address	12 The Paddock, BA15 1FN
Description of work	Proposed conversion of rear section of garage into habitable accommodation with new fenestration.
Town Council recommendation	PERMIT - See comments on attached list

Town Council reference	12
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/06969/FUL
Type of application	FUL
Date to comment	23.08.19
Town Council meeting date	13.08.19
Case Officer	Jemma Foster
Applicant	Mr & Mrs T Vaughton
Address	Canal Farm, Trowbridge Rd, BA15 1UA
Description of work	Demolition of one bay of the existing forestry building , extension of residential curtilage and erection of an extension to the existing dwelling.
Town Council recommendation	PERMIT - See comments on attached list

19/05905/LBC – 6 Church Street BA15 1LN

REFUSE

The loss of commercial space is contrary to policy and no evidence has been submitted to demonstrate that the space cannot be used for its current purpose. There is also no evidence that the area retained as a retail unit is commercially viable with the reduced space. The access to the residential unit is via the Bullpit where there is a significant flood risk such that safe access at all times cannot be guaranteed.

19/07031/FUL - 12 The Paddock BA15 1FN

RECOMMEND

The Town council notes with concern that Permitted Development rights were not withdrawn to protect the much needed parking provision on this site and would request that as far as possible sufficient the space in the garage is retained to accommodate a family car. With regards to proposed new windows any consent should be subject to a condition that the details and finishes should be exact copies of the existing windows to maintain the architectural harmony of the development.

19/06969/FUL – Canal Farm Trowbridge Rd BA15 1UA

The Town Council notes that this proposal is outside the Settlement Boundary and is on the Green Belt. Accordingly, Wiltshire Council is requested to determine the application in accordance with the legal interpretation of Green Belt policy regarding the extension of residential use into 25% of the spare of the existing storage building. If Wiltshire Council is minded to approve the application then the design of the proposal should be improved by significantly reducing the excessive number and size of rooflights, currently shown as 10. Roof slopes are visible from the canal and elsewhere and the rooflights are intrusive in the landscape and Green Belt context.