



Minutes of the Bradford on Avon Town Council Environment & Planning Committee
Held in the Town Council Offices, St Margaret's Street, Bradford on Avon
On Tuesday 15th October 2019 at 7.00 p.m.

Present:

Cllr A Kay (Chairman)
Cllr J Parker
Cllr E Franklin
Cllr D Newton
Cllr S McNeill-Ritchie
Valerie Baker (Administrator)

Members of the Public: Gillian Ellis- King (Chair of Green Spaces Group – BOA Neighbourhood Plan), Brian Elliot, Karl Paulas, Keith Potter, Kate Fryer, Jessica Thimbleby, John Pearce and 15 others.

Apologies: Cllr T Lomax

106. Minutes

It was proposed by Cllr E Franklin seconded by Cllr D Newton and with all in favour **RESOLVED** to approve the minutes for the 10th September 2019 and the delegated recommendations for 1st October 2019 as a true record and signed by the Chairman.

107. Declarations of interests – none

The Chair agreed to bring forward Agenda items 7 & 11

108. Delegation from Girl Guides and BOA Youth Group

12 yr. old Ellie Davies from BOA Girl Guide group gave a presentation about 'Hotels for Bees and insects'. Her project was inspired when she attended the Climate Emergency Steering Group where guest speaker Bernard Steele gave a talk on 'the life cycle of a bee'. Bee Hotel frames were constructed by Ellie's Uncle and filled with material provided by fellow Guides to encourage the insects. Suggested locations for the 'Hotels' are Westbury Gardens, Bearfield, and Christchurch.

Chloe Hart and Bryony Manning from BOA Youth Group gave a Power Point presentation on Climate Emergency and how the Youth Club are contributing to the Climate Emergency issues. The slide show and video will be used at the Climate Emergency event on the 14th November.

109. 19/09366/OUT- Land East of Cemetery Lane - Gillian Ellis-King gave a comprehensive report concerning the application made by Redcliffe Homes to build 42 dwellings on the Holt Road. Redcliffe had submitted plans because they claimed that the planning application should be included in the Housing Site Allocation for 2026. but this is incorrect, as the 5-year land supply had already been covered. The site lies outside the Settlement Boundary as reviewed by the Neighbourhood Plan and thus is contrary to the policy. A key area of concern was the disruption of a designated green space that includes a wide access road. The development would cause access problem onto Woolley Street which is unsuitable for the development traffic. There were several other objections to the Outlined planning application which were discussed with

Councillors and Woolley residents. It concluded that little had changed from the previous 2016 application which was rejected.

Cllr Kay proposed, Cllr Newton seconded and with all in favour proposed that in principle BOATC will not support this application. It was agreed that Councillors would consult with WC Planning prior to the BOATC Environment & Planning committee meeting on the 5th November when the Redcliffe Homes application will be considered and finalised with a formal Refusal recommendation.

110. Planning Applications

It was proposed by Cllr J Parker seconded by Cllr D Newton and with all in favour it was **RESOLVED:** To send the planning recommendations to Wiltshire Council.

111. Correspondence relating to planning applications to be considered at this meeting – none

112. Climate Emergency Meeting

A copy of the Draft Climate Emergency Steering Group Ideas and Actions document (as circulated with the Agenda and to Climate Emergency Steering Group members) was reviewed. An in-depth discussion took place. Ideas and suggestions were received, noting that further categorisation, prioritisation and completion of tasks should be included into the document format. Rachel Berger (Climate Friendly) offered to assist Cllr Kay with this task. On completion of the amendments the list will be revisited at the next Climate Steering Group session on November 14th at 7.00 p.m. in St Margaret's Hall.

113. Chairman's Report

(See attached) It was agreed to send the link referring to the BANES Clean Air Zone consultation which closes on 20th October, to all members of the CEM Steering Group. It was noted that a sign was required for the location of the Water Fountain in Culver Close and, for other Water Fountains.

114. Committee Action Plan

The Action plan as circulated with the agenda was discussed agreeing in principle with the allocation of funding. It was noted that 3 Water Fountains and a Community Fridge had recently been installed, leaving a balance remaining of £4615 for 2019/20. The Community Fridge had been approved by the Community & Recreation Committee. Further allocations of £10,000 per year for 2020/21 and 2021/2 were earmarked predominantly for Community Projects and actions towards the Climate Emergency Funds. It was agreed that the Chair would discuss the funding of £10,000 earmarked for re-design of Westbury Gardens Wall which had been included under the Environment & Planning budget with the Director of Operations.

115. Correspondence for Action - none

116. Correspondence to note

A letter from Ann Seward a resident of Coppice Hill concerning planning application 19/08449/FW The Old Mill Annexe, 33c Market Street was noted.

Meeting closed at 8.35 p.m.

Appendix 1

QUESTION TIME OPEN TO THE PRESS AND PUBLIC

The following comments all referred to the Planning Application for Redcliffe Homes 19/09366/OUT- Land East of Cemetery Lane

Brian Elliot – reported that the application made by Redcliffe made a mockery of the Neighbourhood Plan.

Karl Paulaus – reported that comments about Highway Safety for the site had been ignored.

Keith Potter – who lives at the junction of Woolley Green had concerns about further increase in traffic that would incur when the site is built. Kate Fryer concurred this.

Georgina Newton - asked Councillors why there had not been any consultation. Cllr Kay responded by saying that Redcliffe need to provide this.

John Pearce commented on the Draft Climate Emergency report again highlighting that the following 3 issues still need to be addressed:

1. a need for an office space and administrator
2. a shop window or area in a library to display Climate Emergency Information
an appeal fund to get the public awareness
3. a need for an appeal fund to allow for public awareness

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON TUESDAY 15th OCTOBER 2019

Town Council reference	1
Ward	BRA+C102:I109DFORD ON AVON NORTH
Planning Application Number	19/09005/FUL
Type of application	FUL
Date to comment	24.10.19
Town Council meeting date	15.10.19
Case Officer	Steve Vellance
Applicant	Mr & Mrs Pegrum
Address	8 Christchurch BA15 1TB
Description of work	Proposed porch and single storey extension I102:K109
Town Council recommendation	PERMIT - No objections

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/09215/FUL
Type of application	FUL
Date to comment	23.10.19
Town Council meeting date	15.10.19
Case Officer	Steve Vellance
Applicant	Mr C Tomlinson
Address	6 Meadowfield, BA15 1PL
Description of work	Extend the lower part of the tarmac driveway, cut back existing 50cm boundary wall, extend existing kerb drop, construct low retaining wall where the driveway extension cuts into the front lawn and provide eco channels to drain surface water.
Town Council recommendation	PERMIT - No objections

Town Council reference	3
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/08766/FUL
Type of application	FUL
Date to comment	17.10.19
Town Council meeting date	15.10.19
Case Officer	Carla Rose
Applicant	Dr N Gough
Address	2 Kingston Square, BA15 1FH
Description of work	Change of use from A1 to B1 and D1. The rooms will be used for the offices of Bluebird Care(North Wilts) . (B1 use). One room of the new suite will be used for podiatry and physiotherapy.
Town Council recommendation	PERMIT - No objections

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Town Council reference	4
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/08529/FUL
Type of application	FUL
Date to comment	18.10.19
Town Council meeting date	15.10.19
Case Officer	Carla Rose
Applicant	Mr J Salkeld
Address	Coppice House, 21 Coppice Hill BA15 1JT
Description of work	Proposed two storey rear extension to form enclosure for replacement staircase, proposed removal of stone intermediate walls adjacent to gates and replacement with wrought iron railings/pedestrian gateway
Town Council recommendation	PERMIT - No objections in principle subject to verification by the Conservation Office that all items to be removed are not of historic interest.

Town Council reference	5
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/08949/LBC
Type of application	LBC
Date to comment	18.10.19
Town Council meeting date	15.10.19
Case Officer	Carla Rose
Applicant	Mr J Salkeld
Address	Coppice House, 21 Coppice Hill BA15 1JT
Description of work	Proposed two storey rear extension to form enclosure for replacement staircase, proposed removal of stone intermediate walls adjacent to gates and replacement with wrought iron railings/pedestrian gateway
Town Council recommendation	PERMIT - No objections in principle subject to verification by the Conservation Office that all items to be removed are not of historic interest.

Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	19/09078/FUL
Type of application	FUL
Date to comment	18.10.19
Town Council meeting date	15.10.19
Case Officer	Carla Rose
Applicant	Ms C Forrester
Address	47 The Old Batch, BA15 1TL
Description of work	Installation of trellis along rear boundary wall of property
Town Council recommendation	PERMIT - No objection - as there were existing trees before the proposed fence and neighbours have not objected

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Town Council reference	7
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/08826/LBC
Type of application	LBC
Date to comment	01.11.19
Town Council meeting date	15.10.19
Case Officer	Russell Brown
Applicant	Mr R Maher
Address	Flat 6, Westbury House, St Margaret's st BA15 1DE
Description of work	Installation of 4 no Secondary Glazing Units to fit a couple of inches behind existing sash window
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/07738/FUL
Type of application	FUL
Date to comment	16.10.19
Town Council meeting date	15.10.19
Case Officer	Carla Rose
Applicant	Mr & Mrs Godden
Address	11A Frome Road, BA15 1LE
Description of work	Rear and side extension
Town Council recommendation	PERMIT - No objections but WC need to make sure the it does not encroach onto the neighbours land.