

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON TUESDAY 10th MARCH 2020

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/01452/LBC
Type of application	LBC
Date to comment	06.03.20
Town Council meeting date	10.03.20
Case Officer	Russell Brown
Applicant	Mr P Smith
Address	2 Coppice Hill BA15 1JT
Description of work	Like for like replacement of roof beams
Town Council recommendation	PERMIT - No Objections

Town Council reference	2
Ward	BRADFORD ON AVON
Planning Application Number	20/01474/TCA
Type of application	TCA
Date to comment	05.03.20 Awaiting paper work
Town Council meeting date	10.03.20
Case Officer	Beverley Griffin
Applicant	Mrs S Bishop BOA Health Centre
Address	St Margaret's Pharmacy
Description of work	T1- Sycamore crown reductions to previous points - 25% reduction of laterals 15% reduction of top crown
Town Council recommendation	PERMIT - No objections

Town Council reference	3
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/00858/OUT
Type of application	OUT
Date to comment	23.03.20
Town Council meeting date	10.03.20
Case Officer	Matthew Perks
Applicant	Mr F Stewart
Address	St Laurence School BA15 1DZ
Description of work	Proposed replacement of single storey classroom (outline application with all matters reserved)
Town Council recommendation	PERMIT - No objections

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Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/00835/FUL
Type of application	FUL
Date to comment	23.03.20
Town Council meeting date	10.03.20
Case Officer	Matthew Perks
Applicant	Mr N Compton
Address	Fairfield Piggeries Leigh Rd BA15 2RQ
Description of work	Change of uses from agricultural to mixed use
Town Council recommendation	REFUSE - See attached comments

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/01563/TCA
Type of application	TCA
Date to comment	17.03.20
Town Council meeting date	10.03.20
Case Officer	Beverley Griffin
Applicant	Mrs Farr
Address	21 Tory BA15 1NN
Description of work	T1 - Yew Tree- Reduce by 3-4 metres T2 - Laburnum - reduce by 1-1.5 metres
Town Council recommendation	PERMIT - No objections

Town Council reference	6
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	20/01149/FUL
Type of application	FUL
Date to comment	24.03.20
Town Council meeting date	10.03.20
Case Officer	Carla Rose
Applicant	Mr R Hourahane
Address	256 Trowbridge Rd, BA15 1EY
Description of work	Construction of a first floor extension over an existing rear single storey extension, & the construction of a single storey rear extension
Town Council recommendation	PERMIT - No objections

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Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/00898/FUL
Type of application	FUL
Date to comment	24.03.20
Town Council meeting date	10.03.20
Case Officer	Steve Vellance
Applicant	Mr & Mrs Fielding
Address	1 Christchurch Rd BA15 1TB
Description of work	Two storey side and single storey side and rear extensions
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/01279/FUL
Type of application	FUL
Date to comment	25.03.20
Town Council meeting date	10.03.20
Case Officer	Russell Brown
Applicant	Mrs Burke
Address	10 Manor Gardens, BA15 1FR
Description of work	Proposed First Floor side Extension
Town Council recommendation	PERMIT - No objections

Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/01570/TCA
Type of application	TCA
Date to comment	19.03.20
Town Council meeting date	10.03.20
Case Officer	Sue Morgan
Applicant	Mr M Hancock
Address	1 Belcombe Road, BA15 1LY
Description of work	Works to trees in Conservation area 10 no.
Town Council recommendation	PERMIT - No objections

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Town Council reference	10
Ward	BRADFORD ON AVON
Planning Application Number	20/01686/TPO
Type of application	TPO
Date to comment	19.03.20
Town Council meeting date	10.03.20
Case Officer	David Wyatt
Applicant	Mrs D Squire
Address	16 Priory Park, BA15 1QU
Description of work	T1 - Beech Tree - 15% crown reduction
Town Council recommendation	PERMIT - No objections

Town Council reference	11
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	20/01679/TCA
Type of application	TCA
Date to comment	20.03.20
Town Council meeting date	10.03.20
Case Officer	Sue Morgan
Applicant	Ms Larard
Address	Pear Tree Cottage, Pound Lane BA15 1LF
Description of work	1 x Ash Tree - fell
Town Council recommendation	PERMIT - No objections but could the applicant replace with a more appropriate tree/shrub

Town Council reference	12
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	19/08179/FUL
Type of application	FUL
Date to comment	18.03.20
Town Council meeting date	10.03.20
Case Officer	Steve Vellance
Applicant	Mr R Syan
Address	3 Bridge Yard BA15 1EJ
Description of work	Moving of air conditioning units and additional sound proofing to the roof
Town Council recommendation	PERMIT - No objections

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Town Council reference	13
Ward	BRADFORD ON AVON
Planning Application Number	19/08561/LBC
Type of application	LBC
Date to comment	18.03.20
Town Council meeting date	10.03.20
Case Officer	Steve Vellance
Applicant	Mr R Syan
Address	3 Bridge Yard BA15 1EJ
Description of work	Moving of air conditioning units and additional sound proofing to the roof
Town Council recommendation	PERMIT - No objections

Town Council reference	14
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/01563/TCA
Type of application	TCA
Date to comment	18.03.20
Town Council meeting date	10.03.20
Case Officer	Beverley Griffin
Applicant	Mrs Farr
Address	21 Tory BA15 1NN
Description of work	T1 - Yew Tree- reduce by 3 - 4 metres T2 - laburnum - reduce by 1 to 1.5 mtrs
Town Council recommendation	PERMIT - No objections

MEMORANDUM

TO: WILTSHIRE COUNCIL
BRADFORD ON AVON TOWN COUNCIL

FROM: BOATC
Date 09 March 2020

Consultation on Application for Planning Permission

20/00835/FUL Fairfield Piggeries Leigh Road

Application for Planning Permission for change of use from agriculture to mixed use.

Key issues

- Principle of the acceptability of the type of development in the Green Belt
- Contribution to sustainable development and the needs of the town
- Design and layout
- Justification
- Traffic
- Landscape and visual impact

Recommendation - Refuse

The Town Council considers that there are only minor changes to the previous application 16/10139/FUL and that the reasons for refusal on that application should equally apply to this revised application, (except reference to part retail use).

The site is wholly in the Green belt and the proposal includes uses and activities that are inappropriate development as defined in the NPPF. The scheme is thus contrary to Green Belt policy and by definition harmful to the Green Belt. It is also contrary to Core Strategy policies relating to development in the open countryside and the need for good design.

The uses proposed are incompatible with the agricultural uses that remain. Changes of use of existing utilitarian buildings will result in low-grade accommodation attracting uses that should not be located in the open countryside.

The layout and access are determined by the existing buildings as is the overall appearance of the scheme. The reuse of the existing utilitarian buildings, as proposed, results in a poor layout and a very low standard of design, with restricted movement of vehicles within the site. In addition, there is no evidence that the existing structures are capable of re-use without substantial rebuilding.

The activities proposed will encourage significant volumes of undesirable traffic and it must be assumed that all the employment in this location will depend entirely on the use of cars. The scheme does not represent sustainable development as required by the NPPF and the Wiltshire Core Strategy.

For a change of use proposal, the applicant should provide adequate detail to demonstrate how the scheme would achieve a "high standard of Design" and how the business case for the range of uses proposed has been established. These have not been submitted. The opinions of the planning consultant claiming that the proposal represents good design are not substantiated by evidence. The benefits to Bradford on Avon are not evident or explained.

Equally there are a number of unsubstantiated observations in the Transport Statement and it is unrealistic to claim that pedestrian and cycle access can be used and that inadequate bus services could serve the site.

The planning statement indicates that no community consultation has been undertaken which is a requirement for a scheme of this size.

Information on trees and landscaping is missing or inadequate.

The Town Council fully supports the Wiltshire Council reasons for refusal on application 16/10139/FUL issued on 3 May 2018 and urges Wiltshire Council to similarly refuse this application.