

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 6th MAY 2020

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| Town Council reference | 1 |
| Ward | Bradford on Avon North |
| Planning Application Number | 20/02360/FUL |
| Type of application | FUL |
| Date to comment | 13.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Carla Rose |
| Applicant | Mr & Mrs Partington |
| Address | 35 Berryfield Rd BA15 1SX |
| Description of work | Construction of a disabled access ramp to provide wheelchair access to house |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 2 |
| Ward | Bradford on Avon |
| Planning Application Number | 20/03035/FUL |
| Type of application | FUL |
| Date to comment | 12.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Jemma Foster |
| Applicant | Mr Richard Carr |
| Address | Land to rear of No 27 Newtown |
| Description of work | Retrospective works to stabilise cliff face |
| Town Council recommendation | PERMIT - See attached comments |

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| Town Council reference | 3 |
| Ward | Bradford on Avon North |
| Planning Application Number | 20/02835/OUT |
| Type of application | OUT |
| Date to comment | 19.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Steven Sims |
| Applicant | Unit 16 Doric House, 16 Merlin Way Bowerhill Melksham |
| Address | Former Nursery, Northleigh BA15 2RG |
| Description of work | Outlined application with some matters reserved for erection of self-build dwelling (access & landscaping only) |
| Town Council recommendation | REFUSE - See attached comments |

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| Town Council reference | 4 |
| Ward | Bradford on Avon North |
| Planning Application Number | 20/03452/TCA |
| Type of application | TCA |
| Date to comment | 16.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Beverley Griffin |
| Applicant | Mr J Thomas |
| Address | 17 Sladesbrook BOA |
| Description of work | Prune back T1 Sycamore in rear of no 17 adjacent to Sladesbrook Mill flats- prune back canopy from building by @1.5m. Reduce height by no more than @2m. Remove lower lateral limbs growing to the north |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 5 |
| Ward | Bradford on Avon North |
| Planning Application Number | 20/03280/FUL |
| Type of application | |
| Date to comment | 26.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Carla Rose |
| Applicant | Mr S Peters |
| Address | 21 Sladesbrook BA15 1SH |
| Description of work | Alterations to existing dormer window & formation of small balcony area enclosed with a painted metal balustrade |
| Town Council recommendation | REFUSE - The proposed balcony at second floor level will adversely affect amenity of neighbouring properties and the design of the alteration is out of scale with the form of the roof of the terrace. |

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| Town Council reference | 6 |
| Ward | Bradford on Avon North |
| Planning Application Number | 20/03242/FUL |
| Type of application | |
| Date to comment | 25.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Carla Rose |
| Applicant | Mr & Mrs Sadler |
| Address | 7 Northleigh |
| Description of work | Demolition of existing garage & replacement with one and a half storey side extension including new dormer windows |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 7 |
| Ward | Bradford on Avon South |
| Planning Application Number | 20/03081/FUL |
| Type of application | FUL |
| Date to comment | 05.06.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | David Cox |
| Applicant | Rodney Beer |
| Address | Bradford on Avon Rowing Club |
| Description of work | Existing Boat storage & club facilities to be extended, altered & refurbished to create a single boat storage building and a dedicated Club House with improved facilities for Club membership |
| Town Council recommendation | PERMIT - No objections - but with conditions - see attached comments |

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| Town Council reference | 8 |
| Ward | Bradford on Avon North |
| Planning Application Number | 20/03116/FUL |
| Type of application | FUL |
| Date to comment | 29.04.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Carla Rose |
| Applicant | |
| Address | Beverley Coronation Avenue |
| Description of work | Extension to front of property to allow level wheelchair access from the existing off street parking space and to add a new side door to allow access to the extension. |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 9 |
| Ward | Bradford on Avon South |
| Planning Application Number | 20/01316/FUL |
| Type of application | FUL |
| Date to comment | 14.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Yancy Sun |
| Applicant | |
| Address | 2 Junction Road |
| Description of work | Revision for the removal of the proposed bay window and the removal of the use of timber cladding. |
| Town Council recommendation | PERMIT - The Town Council considers that this proposal is an improvement on the original submission but remains of the opinion that a lean-to roof is the most appropriate for the location and would better preserve the character of the Conservation Area and hide the inevitable scars on the side wall of the house. |

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| Type of application | FUL |
| Date to comment | 12.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Jemma Foster |
| Applicant | Mr Richard Carr |
| Address | Land to rear of No 27 Newtown |
| Description of work | Retrospective works to stabilise cliff face |
| Town Council recommendation | PERMIT |

The Town Council is concerned that more invasive work has been undertaken than was shown on application 15/01508/FUL and that the opportunity for prior scrutiny has been lost. In its comment on the earlier application the Town Council indicated that the information submitted was inadequate as is now evident. The Town Council reluctantly accepts that it is not now possible to do other than accept the structural works that have been completed but requests that Wiltshire Council agree full details of future work to ensure that it is undertaken to be in keeping with its important visual impact and that details are not modified as work proceeds.

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| Ward | Bradford on Avon North |
| Planning Application Number | 20/02835/OUT |
| Type of application | OUT |
| Date to comment | 19.05.20 |
| Town Council meeting date | 06.05.20 |
| Case Officer | Steven Sims |
| Applicant | Unit 16 Doric House, 16 Merlin Way Bowerhill |
| Melksham | |
| Address | Former Nursery, Northleigh BA15 2RG |
| Description of work | Outlined application with some matters reserved for erection of self-build dwelling (access & landscaping only) |
| Town Council recommendation: | REFUSE |

The Town Council strongly recommends refusal. This site is within the Green Belt and outside the Bradford on Avon Settlement boundary and is thus contrary to policies in the NPPF and the Wiltshire Core Strategy. There are serious issues regarding highway safety as outlined by the Wiltshire Council Highways officer in his report of 2018 when approval was given for a new access to the Nursery. "Acceptance of the arrangement as access to a single property is not a tacit approval for additional use, especially if a wider development opportunity is considered at some time in the future. Were that to transpire, any increase in use of the proposed access would be strongly resisted". The Town Council endorses the view that further use of the access in this location and with the speed and volume of traffic would prejudice highway safety. A dwelling of the size proposed, almost 2000 square feet, is likely to generate significant use of the car and the Town Council does not accept that the site is sufficiently close to the town amenities for pedestrian and cycle use to be realistic. It is also not accepted that the exceptional circumstances claimed are an adequate reason to override the planning and highway objections.

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| Town Council meeting date | 06.05.20 |
| Case Officer | David Cox |
| Applicant | Rodney Beer |
| Address | Bradford on Avon Rowing Club |
| Description of work | Existing Boat storage & club facilities to be extended, altered & refurbished to create a single boat storage building and a dedicated Club House with improved facilities for Club membership |
| Town Council recommendation | PERMIT with conditions (see below) |

Comment: **Approve** subject to a condition requiring agreement on a Construction Management Plan that will:

- ensure protection of the Packhorse Bridge as a Scheduled Ancient Monument including a structural check / weight limit.
- ensure protection of the landscape features/ biodiversity that may be affected by construction traffic and
- ensure public safety at all times
- define the extent of use construction traffic, including parking, on the Barton Farm side of the bridge
- preference for installation of renewable energy for water heating and other energy requirements as reasonably possible
- minimum loss of trees