

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 20th MAY 2020

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/03236/FUL
Type of application	FUL
Date to comment	01.06.20
Town Council meeting date	20.05.20
Case Officer	Yancy Sun
Applicant	Mr & Mrs Falconer
Address	3 Leigh House, Farm Cottages Leigh Rd West
Description of work	Proposed erection of 2 storey side extension and associated works following demolition of garage and rear and side extensions
Town Council recommendation	PERMIT - With Conditions

Town Council reference	2
Ward	Bradford on Avon South
Planning Application Number	20/03090/FUL
Type of application	FUL
Date to comment	27.05.20
Town Council meeting date	20.05.20
Case Officer	Carla Rose
Applicant	Mr Doel
Address	97 Trowbridge Road
Description of work	Proposed New Vehicle Access & Hardstanding
Town Council recommendation	REFUSE - See attached comments

Town Council reference	3
Ward	Bradford on Avon South
Planning Application Number	20/03176/FUL
Type of application	FUL
Date to comment	28.05.20
Town Council meeting date	20.05.20
Case Officer	Verity Giles-Franklin
Applicant	J & M Dack & McGuinness
Address	15 Elms Cross Drive
Description of work	Roof lifted and reconfigured to form first floor accommodation, side & front extensions, new parking & associated landscaping
Town Council recommendation	PERMIT - No objections but see attached comments

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Town Council reference	4
Ward	Bradford on Avon North
Planning Application Number	20/03493/FUL
Type of application	FUL
Date to comment	04.06.20
Town Council meeting date	20.05.20
Case Officer	Jemma Foster
Applicant	Mr & Mrs Richer
Address	27 Leigh Park Road
Description of work	Single storey rear extension
Town Council recommendation	PERMIT - Although this is a large extension it is only single storey, is to the rear of the property and in an area which is generally low density. There are no planning reasons why this should not be approved.

Town Council reference	5
Ward	Bradford on Avon North
Planning Application Number	20/03169/VAR
Type of application	VAR
Date to comment	04.06.20
Town Council meeting date	20.05.20
Case Officer	Steven Sims
Applicant	Mr & Mrs Sharland
Address	29 Woolley Street
Description of work	Demolition of existing dwelling & erection of new 2 storey self build dwelling & associated works.
Town Council recommendation	PERMIT - The Town Council raised no objection on the earlier proposal and there is no reason to change this.

Town Council reference	
Ward	
Planning Application Number	
Type of application	
Date to comment	
Town Council meeting date	
Case Officer	
Applicant	
Address	
Description of work	
Town Council recommendation	-

BRADFORD ON AVON TOWN COUNCIL ADDITIONAL RECOMMENDATIONS AS DISCUSSED AT THE ENVIRONMENT & PLANNING MEETING 20.05.20

Town Council reference 1
Ward Bradford on Avon North
Planning Application Number 20/03236/FUL
3 Leigh House, Farm Cottages Leigh Rd West

Comments: PERMIT

The Town Council notes that the proposed extension to this dwelling is outside the range that would normally be considered acceptable in the Green Belt, however there are benefits to the building and the locality. On balance the Town Council considers that the improvement to the existing house, the removal of poor quality extensions, and the enhancement of environmental standards provide reasons to accept the present proposal. To prevent further works to the property permitted development rights should be withdrawn. As the proposed extension is a copy of the existing building, conditions should be imposed to ensure that the new build is an exact copy.

Town Council reference 2
Ward Bradford on Avon South
Planning Application Number 20/03090/FUL
97 Trowbridge Road

Comments: REFUSE

Number 97 is part of a particularly high quality and it is a Victorian terrace which is prominent in the Conservation Area and where the front gardens provide the setting and front walls are an integral part of the original design. Protection of the historic environment is a requirement of the NPPF, the Wiltshire Core Strategy and the Bradford on Avon Neighbourhood Plan. The formation of a side access and hard standing in the front garden would seriously compromise the existing character; it would neither preserve nor enhance the Conservation Area and is contrary to policy. Parking in front gardens along the main road is undesirable for visual and safety reasons.

The location of the vehicular access on the narrow side pathway would create a danger to pedestrians when visibility is limited and where vehicle movements would be potentially hazardous. The Council notes that a section of wall has already been taken down and this should be re-instated.

Town Council reference 3
Ward Bradford on Avon South
Planning Application Number 20/03176/FUL
15 Elms Cross Drive

Comments: PERMIT

Having taken into account the Appeal decision and the subsequent changes made to the scheme the Town Council considers that the earlier objections have been overcome or are ruled acceptable by the Inspector's report. Therefore, the Town Council has no objection to this revised proposal.