



Virtual Minutes of the Bradford on Avon Town Council Environment & Planning Committee
Held online
On Wednesday 8th July 2020 at 7.00 p.m.

Present:

Cllr A Kay (Chairman)
Cllr D Taylor (substitute for Cllr Lomax)
Cllr D Newton
Cllr E Franklin
Chris Hogg – (Green Spaces Officer)
Lydia Booth (Communications Officer)
Val Baker (Admin Clerk)

Members of the Public: Jes Wire, Rowena Quantrill, Andrew Nicholson and John Pearce

Apologies: Cllr J Parker

10. Minutes

It was proposed by Cllr Newton seconded by Cllr Franklin and with all in favour **RESOLVED:** to approve the Virtual E & P minutes for the 17th June 2020.

11. Declarations of interests – Cllr Newton declared a non-pecuniary interest with regards to planning applications 5 & 6.

12. Planning applications

- (i) It was proposed by Cllr Newton seconded by Cllr Kay and with all in favour it was **RESOLVED:** to send the planning recommendations to Wiltshire Council.
- (ii) There were no delegated decisions to be made.

13. Correspondence relating to planning applications to be considered at this meeting – there was none.

14. Chairman's Report & Environment update (Chairman's report attached to these minutes).

Cllr Kay reported that a letter had been sent to DEFRA, MP Michelle Donelan and Wiltshire Council with regards to the proposal to downgrade the gasification incinerator to an incinerator at Northacre Westbury (Planning application 18/-3816/WCM) – a reply from WC was noted informing BOATC that WC had not yet received any such an application to date and that a new planning application would first need to be submitted with an accompanying Environment Statement that would also be required in order to pursue.

Cllr Kay reported that a resolution had been passed at Full Council to support the Avoncliff weir repair project which will provide officer support and logistics up to £3k. At Full Council (26th June) Councillors agreed an 'in principle' for a decision to fund changes in the town's traffic flows to assist with social distancing measures in support of health and wells being, in response to COVID-19. Further details are available on the website <https://bradfordonavontowncouncil.gov.uk/plans-afoot-for-temporary-traffic-flow-changes/>

Cllr Newton reported that in light of the air quality 'knock on' he reported that Climate Friendly 'Join in' group had advertised a mass cycle ride to Trowbridge on 21st July, to highlight the need for investment for the provision for safer cycling as part of the Climate Emergency. Further information is available, from their website. Rowena reported that the Climate Alliance has a website now and further information about the cycle ride can be found on this site and other topics

It was noted that BOATC are also looking at ways to join up other cycle routes within the town and surrounding villages.

The Chairman discussed a plan to urgently review the Neighbourhood Plan, suggesting a zoom meeting to be arranged. She said that new members were required to establish working groups in order to engage and proceed as soon as possible. A discussion took place. Cllr Newton reported that an offer of 3 days free consultancy had been received from CSE (Centre for Sustainable Energy) for the review

of the plan, with them already having undertaken a review of the plan, with the intention of them being further involved in the Neighbourhood plan process.

He further reported that a Young Peoples Art Competition is being prepared jointly between Andrew Nicholson and BOATC Communications Officer, this will run throughout the summer up until the 23rd August. The competition which is two-fold 1.it will draw attention to climate issues through climate art and 2. as a direct response to COVID- 19 that will provide positive activities for young people to engage during a time when young people have had their normal activities stripped away, in all a very positive project.

15. Ecological Base Survey (tender as circulated with the Agenda)

Chris gave a brief overview of the tendering process which involved a complex scoring system. Nine bids had initially been received with seven bids being shortlisted. The bids were presented to officers and the scores were added up with the highest scoring contractor being chosen. A recommendation was presented to the committee.

It was proposed by Cllr Kay seconded by Cllr Newton and will all in favour **RESOLVED:** to accept Contractor 2 to deliver the work, subject to terms. The contractor was Ecosulis, based in Bath www.ecosulis.co.uk

Chris further reported that BOATC had received an agreement from WC records office for a data sharing agreement which will enable officers to collate data for habitat, species etc.

16. Declaration Ecological Emergency

This report was circulated to members prior to the meeting. It was noted that in March 2019 a Climate Emergency Declaration was adopted by BOATC and a proposal to amend this declaration to include and an Ecological Emergency Declaration addendum to this document was presented to this committee.

It was proposed by Cllr Newton seconded by Cllr Kay and with all in favour **RESOLVED:** that the Town Council's Climate Emergency declaration will be amended to include recognition of an Ecological Emergency, nothing that the two issues are intrinsically linked and must be dealt with together for actions to be effective. To support this joint Declaration, it was further proposed by Cllr Newton seconded by Cllr Kay and with all in favour **RESOLVED:** that:

- *A review will be undertaken of all Town Council projects and procurement, with support from CSE Campaign for Sustainable Energy (tbc), to ensure that all consumables are sustainably sourced, that the carbon and ecological footprint of the Town Council is firmly established*
- *To mandate that Town Council procurement and other management practices are consistent with the joint Declarations, and that instructions to supplier and contractors are drafted and issued to that effect by the end of July 2020*
- *The Town Council will host a Climate Action Day, underwriting the cost of £2,565 to be re-charged to delegates in whole or in part, with attendance open to all Parish and Town Councils in the surrounding area.*

It was noted that Cllr McNeill-Ritchie was in full support of this declaration as were Rowena Quantrill (Climate Friendly), Jes Wire and John Pearce.

17. Correspondence to note

(i) Malmesbury Town Council Planning application for 71 houses.

A letter had been circulated with the Agenda in response from Malmesbury Town Council. It was further noted that a draft letter from Malmesbury Town Council had been received requesting support to sign a joint letter to Wiltshire MP's requesting their support to address the changes to the National Planning Policy Framework (NPPF) in 2019 para 14 – *Neighbourhood plans are only considered in the circumstances of a failure in a 5yr land supply if the Neighbourhood Plan is more than two years old.*

(ii) A response from WC was noted with regards to the planning application for the Northacre incinerator at Westbury as noted in agenda item 14.

The meeting closed at 8.10 p.m

Appendix 1 – comments from the public

Jes Wire read out the following comment as emailed by Rachel Berger (Chair of Climate Friendly Bradford on Avon) prior to the meeting

I cannot be on the Zoom E&P tonight as I have another meeting. So I am writing in case it is possible to acknowledge my written support as chair of Climate Friendly BoA. The Climate Emergency cannot be tackled by reducing emissions alone; it is our economic system of seeing nature as a resource, rather than an essential part of the web of life of which humanity is just one species that has to change if humanity is to survive. Seeing our interdependence with other species and valuing all species as having a right to exist is vital. I applaud the Town Council for taking this step of declaring an Ecological Emergency, and even more so for the various major initiatives it is has taken recently - the appointment of a Green Spaces Officer who has deep ecological knowledge, the support for the purchase of Becky Addy Wood, and the initiative to support work to repair the weir at Avoncliff, which will ensure the survival of the River Avon habitat through the town.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 8th JULY 2020

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/04146/LBC
Type of application	LBC
Date to comment	17.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr Kevin Green
Address	10 Kingston Rd
Description of work	Retrospective application for replacement name sign on Kingston Road Elevation and amended door threshold from slate/tile to Bath stone Ashlar.
Town Council recommendation	PERMIT - No objections The sign is an improvement. Bath Stone is not a good choice for a threshold as it is too soft.

Town Council reference	2
Ward	Bradford on Avon North
Planning Application Number	20/04121/LBC
Type of application	LBC
Date to comment	10.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr & Mrs Wilson
Address	The Old Vicarage 3 Masons Lane
Description of work	Repair to an existing roof including, replacement of purlin, lead guttering, decking board & new slates, as well as improving insulation & ventilation
Town Council recommendation	PERMIT - No objections - comprehensive repair & with historic fabric protected.

Town Council reference	3
Ward	Bradford on Avon North
Planning Application Number	20/04945/TCA
Type of application	TCA
Date to comment	09.07.20
Town Council meeting date	08.07.20
Case Officer	Bev Griffin
Applicant	Mr Craig Thomas
Address	23 Huntingdon Rise
Description of work	TG1 - Plum fell and remove stump T1 - Vine - fell and remove
Town Council recommendation	PERMIT - No objections

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Town Council reference	4
Ward	Bradford on Avon North
Planning Application Number	20/05001/TCA
Type of application	TCA
Date to comment	10.07.20
Town Council meeting date	08.07.20
Case Officer	Bev Griffin
Applicant	Mrs S Mairs
Address	Horton House 15 Church Street
Description of work	Tulip Tree - remove Copper Beech -crown reduction up to 30%
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	Bradford on Avon North
Planning Application Number	20/04082/FUL
Type of application	FUL
Date to comment	24.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr Klas Hyllen
Address	The Vintners, Silver St
Description of work	Introduction of replacement bollard to corner with No24 Silver Street and revised specification detail and location for 4No rooflights from approved planning application (16/08409/FUL) and listed building consent (16/08903/LBC).
Town Council recommendation	PERMIT - No objections - the bollards are essential to protect the building & as proposed will be an improvement on the existing.

Town Council reference	6
Ward	Bradford on Avon North
Planning Application Number	20/04687/LBC
Type of application	LBC
Date to comment	24.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr Klas Hyllen
Address	The Vintners, Silver St
Description of work	Introduction of replacement bollard to corner with No24 Silver Street and revised specification detail and location for 4No rooflights from approved planning application (16/08409/FUL) and listed building consent (16/08903/LBC).
Town Council recommendation	PERMIT - No objections

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Town Council reference	7
Ward	Bradford on Avon South
Planning Application Number	20/04681/FUL
Type of application	FUL
Date to comment	17.07.20
Town Council meeting date	08.07.20
Case Officer	Yancy Sun
Applicant	Mr & Mrs D Ashton
Address	10 Hobhouse Close
Description of work	Single Storey extension
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	
Planning Application Number	20/02055/LBC
Type of application	LBC
Date to comment	02.07.20
Town Council meeting date	08.07.20
Case Officer	Steven Sims
Applicant	Mr Moore
Address	Manvers House, 3 Kingston Road
Description of work	Alterations and extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).
Town Council recommendation	REFUSE - See attached comments

Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	20/01219/FUL
Type of application	FUL
Date to comment	02.07.20 approved exention date
Town Council meeting date	08.07.20
Case Officer	Steven Sims
Applicant	Mr Moore
Address	Manvers House, 3 Kingston Road
Description of work	Alterations and extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).
Town Council recommendation	REFUSE - See attached comments

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COMMITTEE MEETING ON WEDNESDAY 8th JULY 2020

Town Council reference	10
Ward	Bradford on Avon North
Planning Application Number	20/04950/TCA
Type of application	TCA
Date to comment	09.07.20
Town Council meeting date	08.07.20
Case Officer	Beverley Griffin
Applicant	Mr Craig Thomas
Address	24 Bearfield Buildings
Description of work	T2 - Maple - Fell & remove stump
Town Council recommendation	PERMIT - No objections

Planning Application

No's 8 & 9

20/02055/LBC & 20/01219/FUL

Manvers House, 3 Kinston Road

Alterations and extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3)

In assessing the effects of Covid-19 it is even more essential to ensure that workspace in the town is not further reduced as the town seeks to achieve genuine sustainability. The need to reduce car-based commuting has also been highlighted which brings an essential benefit in improving air quality.

Policy H1 of the Bradford on Avon Neighbourhood plan includes a requirement that development should not adversely affect the amenity of neighbouring properties. The Council is aware of the representations made by property owners in Kingston Road, Mill Lane and Silver Street and supports their objections. The scheme is deficient in that the problems of overlooking and overshadowing have not been properly addressed. The photographs included in the application pack pre-date the construction of the terrace of houses in Mill Lane and are misleading

There is insufficient information on the use of materials and details. In particular the metal sheeting to the proposed Mansard roof is not specified and therefore its acceptability in the conservation area and compatibility with the adjoining grade II* listed building cannot be assessed. Details are also required of the proposed replacement timber windows.

BOATC further request that the planning officer takes into consideration all the comments received from residents and elsewhere as recorded on the planning comments portal as there is an explicit proposal to use this space as a commercial space.



Alex Kay, E&P Chairman's report 08/07/20

Environment

1. **Westbury waste-energy plant letter: environmental downgrade**
<https://bradfordonavontowncouncil.gov.uk/councillors-united-against-local-incinerator-plans/>
Reply received by Mike Wilmott, WC
2. **Blue hearts:** Cllr Newton made new 4 blue hearts for 'wild' areas in Barton Country Park play area
<https://bradfordonavontowncouncil.gov.uk/blue-hearts-help-to-green-up-play-areas/>
3. **Asset Transfer update:** progress?
4. **Avoncliff Weir emergency repair project:** Fund raising, project ownership/timing Resolution passed to support this project with officer time and logistics, and up to £3k at FTC July 7th. This is a good outcome for the town as the collapse of the weir would have devastating affect on the townscape, recreation and entire ecosystem of the area. This gives a fighting chance of getting this repair done this summer.
5. Hanging baskets have been deployed, looking very lovely
6. Air quality measures and traffic: <https://bradfordonavontowncouncil.gov.uk/plans-afoot-for-temporary-traffic-flow-changes/>

Planning

1. **In light of planning changes (NPPF, Malmesbury & Lyneham cases) future of NP a major concern.**
2. Revised Malmesbury letter received and approved, along with over 20 other parishes, to send to all Wiltshire MPs to save our NPs.
3. **URGENT:** Neighbourhood Plan 2036 update project to be started: resolved in recent FTC.
4. Very interesting planning article:
https://theconversation.com/is-build-build-build-really-the-best-way-forward-for-englands-planning-system-141857?utm_medium=email&utm_campaign=Latest%20from%20The%20Conversation%20for%20July%207%202020%20-%201671216107&utm_content=Latest%20from%20The%20Conversation%20for%20July%207%202020%20-%201671216107+CID_51f59dd23e53cc39423255e5cebde5cf&utm_source=campaign_monitor_uk&utm_term=Is%20build%20build%20build%20really%20the%20best%20way%20forward%20for%20Englands%20planning%20system

Contact BOATC if you are interested in helping.

Local Plan Review: Identifying Strategic Priorities for Bradford on Avon
Sent to Wiltshire Council, Senior Planning Officer 16/3/20

Amendments and additions can be made. Suggestions welcome.

- Deliver employment growth and retention of all existing employment sites
- Provision of affordable, sustainable housing to help reduce high levels of need in the town
- Reduce traffic and congestion

- Improved air quality within the town centre, reducing the impact of traffic, particularly within the AQMA
- Continue to conserve, maintain and enhance the unique historic architecture of the town
- Improve the pedestrian and cyclist environment through and around the town
- Support the achievement of a carbon neutral Bradford on Avon by 2030 (as in Climate Emergency Motion, 2019)
- Achieve high quality design in new buildings and the public realm that respects and responds to its context and sustainability with respect to environment
- Develop enhanced overarching plan for Green-space management and tree-planting in order to maximise biodiversity and well-being, and to establish 'green corridors' throughout the town.